

Notices of Election and Demand Filed in Adams County

From March 26, 2024 Through March 26, 2024

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: A202480385

NED Date: 03/26/2024 **Reception #:** 2024000015328
Original Sale Date: 07/24/2024
Deed of Trust Date: 04/24/2019 **Recording Date:** 04/26/2019 **Reception #:** 2019000030677
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 2, GRANBY COMMONS SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 15101 E. 18th Place, Aurora, CO 80011

Original Note Amt: \$13,550.00 **LoanType:** Unknown **Interest Rate:**
Current Amount: \$13,550.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Sunflower Bank, NA
Current Owner: Marie Anita Caraway and Charles Gene Caraway
Grantee (Lender On Deed of Trust): Colorado Housing and Finance Authority
Grantor (Borrower On Deed of Trust): Marie Anita Caraway and Charles Gene Caraway

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/30/2024
Last Publication Date: 06/27/2024

Attorney for Beneficiary: Taherzadeh, PLLC
Attorney File Number: 80385 **Phone:** (469)729-6800 **Fax:** (469)828-2772

Foreclosure Number: A202480386

NED Date: 03/26/2024 **Reception #:** 2024000015329
Original Sale Date: 07/24/2024
Deed of Trust Date: 07/29/2022 **Recording Date:** 08/16/2022 **Reception #:** 2022000069039
Re-Recording Date: **Re-Recorded #:**

Legal: LOT SIXTY-FIVE (65), BLOCK THIRTY-SIX (36) NORTHGLENN 2ND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11083 Northglenn Drive, Denver, CO 80233

Original Note Amt: \$205,000.00 **LoanType:** Conventional **Interest Rate:** 15.95
Current Amount: \$205,000.00 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): MAPLE LEAF CAPITAL COMPANY
Current Owner: Hart, Timmy, G.
Grantee (Lender On Deed of Trust): MAPLE LEAF CAPITAL COMPANY
Grantor (Borrower On Deed of Trust): Timmy G. Hart

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/30/2024
Last Publication Date: 06/27/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-031821 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480389

NED Date: 03/26/2024

Reception #: 2024000015394

Original Sale Date: 07/24/2024

Deed of Trust Date: 12/30/2022

Recording Date: 01/06/2023

Reception #: 2023000000945

Re-Recording Date

Re-Recorded #:

Legal: LOTS 15 AND 16, BLOCK 19, WALNUT GROVE ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 1569-07-2-23-008

Address: 360 South 3rd Avenue, Brighton, CO 80601

Original Note Amt: \$368,207.00

LoanType: FHA

Interest Rate: 6.875

Current Amount: \$360,362.20

As Of: 10/01/2023

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Dallas Gardenhire AND Kirsten Keri Storms
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Kirsten Keri Storms AND Dallas Gardenhire

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/30/2024

Last Publication Date: 06/27/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032020

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202480390

NED Date: 03/26/2024

Reception #: 2024000015399

Original Sale Date: 07/24/2024

Deed of Trust Date: 10/06/2020

Recording Date: 10/20/2020

Reception #: 2020000106866

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 1, LAKE VILLAGE FILING NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

TAX ACCOUNT #: 0157325408002

Address: 3300 E 128th PL, Thornton, CO 80241

Original Note Amt: \$654,000.00

LoanType: FHA

Interest Rate: 6.74

Current Amount: \$246,611.59

As Of: 01/01/1950

Interest Type: Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC

Current Owner: John A. Hurt AND Nancy V.A. Hurt

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) John A. Hurt AND Nancy V.A. Hurt

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/30/2024

Last Publication Date: 06/27/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032047

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