

Notices of Election and Demand Filed in Adams County

From April 11, 2024 Through April 11, 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: A202480412

NED Date: 04/11/2024 **Reception #:** 2024000018765
Original Sale Date: 08/14/2024
Deed of Trust Date: 06/22/2015 **Recording Date:** 06/29/2015 **Reception #:** 2015000050564
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 2, BRAMMING FARM SUBDIVISION FILING NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED SEPTEMBER 12, 2013 UNDER RECEPTION NO. 2013000080036 AND AS AMENDED BY AFFIDAVIT AND CERTIFICATION OF CORRECTION FOR BRAMMING FARM SUBDIVISION FILING NO. 3 RECORDED SEPTEMBER 18, 2013 UNDER RECEPTION NO. 2013000081451, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12558 Hudson Court, Thornton, CO 80241

Original Note Amt: \$408,589.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: \$369,297.04 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Mark Brandon Kishell and Tracy Myers
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for HomeAmerican Mortgage Corporation
Grantor (Borrower On Deed of Trust) Tracy Myers and Mark Brandon Kishell

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/20/2024
Last Publication Date: 07/18/2024

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 18CO00199-22 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202480413

NED Date: 04/11/2024 **Reception #:** 2024000018768
Original Sale Date: 08/14/2024
Deed of Trust Date: 06/30/2017 **Recording Date:** 07/10/2017 **Reception #:** 2017000058583
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 3, CHERRYLANE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4499 East 95th Court, Thornton, CO 80229

Original Note Amt: \$418,000.00 **LoanType:** Unknown **Interest Rate:** 4.875
Current Amount: \$438,511.14 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): AmeriHome Mortgage Company, LLC
Current Owner: Oned Martinez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Citywide Home Loans, a Utah Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Oned Martinez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/20/2024
Last Publication Date: 07/18/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-972859-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480414

NED Date: 04/11/2024

Reception #: 2024000018769

Original Sale Date: 08/14/2024

Deed of Trust Date: 11/15/2022

Recording Date: 11/22/2022

Reception #: 2022000092343

Re-Recording Date

Re-Recorded #:

Legal: Lot 16, RUBLE SUBDIVISION, County of Adams, State of Colorado.

Address: 5460 Alcott St, Denver, CO 80221

Original Note Amt: \$394,000.00

LoanType: Unknown

Interest Rate: 11.49

Current Amount: \$394,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC

Current Owner: RSM Investment Company, LLC, a Colorado Limited Liability Company

Grantee (Lender On Deed of Trust): Capital Fund I, LLC

Grantor (Borrower On Deed of Trust): RSM Investment Company, LLC, a Colorado Limited Liability Company

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/20/2024

Last Publication Date: 07/18/2024

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 24CO00028-1

Phone: (720)259-6710

Fax: (720)379-1375