

Notices of Election and Demand Filed in Adams County

From April 04, 2024 Through April 04, 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: A202480401

NED Date: 04/04/2024

Reception #: 2024000017560

Original Sale Date: 08/07/2024

Deed of Trust Date: 06/21/2004

Recording Date: 06/30/2004

Reception #: 20040630000558670

Re-Recording Date

Re-Recorded #:

Legal: LOT 23, BLOCK 6, WANDERING VIEW SUBDIVISION, FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO

Address: 10525 HOBBIT LN, WESTMINSTER, CO 80031

Original Note Amt: \$224,000.00

LoanType: Unknown

Interest Rate: 4.250

Current Amount: \$223,142.15

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary):	THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2004-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR5
Current Owner:	ELIZABETH M HOYT
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.
Grantor (Borrower On Deed of Trust)	ELIZABETH M HOYT AND KEITH HOYT

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/13/2024

Last Publication Date: 07/11/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010063832

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202480402

NED Date: 04/04/2024 **Reception #:** 2024000017587
Original Sale Date: 08/07/2024
Deed of Trust Date: 09/11/2003 **Recording Date:** 09/19/2003 **Reception #:** C1212075
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 13, BLOCK 2, COTTONWOOD LAKE SUBDIVISION NO 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 13145 Monroe Court, Thornton, CO 80241

Original Note Amt: \$89,341.00 **LoanType:** Unknown **Interest Rate:** 6.700
Current Amount: \$82,873.14 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): BMO Bank N.A.
Current Owner: Michaela A. Jackson
Grantee (Lender On Deed of Trust): GB Home Equity LLC
Grantor (Borrower On Deed of Trust): Michaela A. Jackson and Randy Hurtado

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024

Attorney for Beneficiary: Messner Reeves LLP
Attorney File Number: 9703.0034 **Phone:** (303)623-1800 **Fax:** (303)623-0552

Foreclosure Number: A202480403

NED Date: 04/04/2024 **Reception #:** 2024000017627
Original Sale Date: 08/07/2024
Deed of Trust Date: 04/14/2003 **Recording Date:** 04/22/2003 **Reception #:** C1130643
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 2, Block 3, Lakeshore Estates Subdivision Filing No. 2, County of Adams, State of Colorado

Address: 6510 Newton Street, Arvada, CO 80003

Original Note Amt: \$455,670.00 **LoanType:** Unknown **Interest Rate:** 6.490
Current Amount: \$479,371.43 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as Trustee for the Impac Secured Assets Corp.,
Mortgage Pass-through Certificates, Series 2003-2
Current Owner: Angelica Mendoza de Ramirez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American
Summit Lending Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Jose N. Ramirez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO10291 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480406

NED Date: 04/04/2024

Reception #: 2024000017629

Original Sale Date: 08/07/2024

Deed of Trust Date: 02/27/2023

Recording Date: 03/03/2023

Reception #: 2023000011251

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 31, NORTHFIELD, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0171925208002

Address: 8510 McDougal Street, Denver, CO 80229

Original Note Amt: \$304,385.00

LoanType: FHA

Interest Rate: 6.625

Current Amount: \$303,027.35

As Of: 10/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Timothy Dreiling, Sr AND Dennis Dreiling

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

Grantor (Borrower On Deed of Trust) Timothy Dreiling, Sr AND Dennis Dreiling

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/13/2024

Last Publication Date: 07/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032117

Phone: (303)706-9990

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