

Notices of Election and Demand Filed in Adams County

From July 30, 2024 Through July 30, 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: A202480571

NED Date: 07/30/2024

Reception #: 2024000041138

Original Sale Date: 11/20/2024

Deed of Trust Date: 04/15/2004

Recording Date: 05/12/2004

Reception #: 20040512000350940

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 5, NORTHVIEW ESTATES, COUNTY OF ADAMS, STATE OF COLORADO

Address: 8177 Pearl Street, Denver, CO 80229

Original Note Amt: \$150,200.00

LoanType: FHLMC

Interest Rate: 5.375

Current Amount: \$80,297.21

As Of: 01/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC

Current Owner: Mike G. Rampa and Mary E. Rampa

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for First Magnus Financial Corporation, An Arizona Corporation

Grantor (Borrower On Deed of Trust) Mike G. Rampa and Mary E. Rampa

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/03/2024

Last Publication Date: 10/31/2024

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

Attorney File Number: 24CO00254-1

Phone: (720)259-6710

Fax: (720)379-1375

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Foreclosure Number: A202480572

NED Date: 07/30/2024

Reception #: 2024000041136

Original Sale Date: 11/20/2024

Deed of Trust Date: 05/15/2020

Recording Date: 05/15/2020

Reception #: 2020000044558

Re-Recording Date

Re-Recorded #:

Legal: LOT 44, BLOCK 14, THE MORRISON SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157301313055

**LOAN MODIFICATION RECORDED ON 6/5/2020 AT RECEPTION NO. 2020000051059 TO ADD THE TAX EXEMPT FINANCING RIDER VERBIAGE.

Address: 16048 Elizabeth St, Thornton, CO 80602

Original Note Amt: \$470,324.00

LoanType: FHA

Interest Rate: 4.25

Current Amount: \$439,512.10

As Of: 03/01/2024

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Gabriel Secundino Garcia
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MIDWEST EQUITY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Gabriel Secundino Garcia

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/03/2024

Last Publication Date: 10/31/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032694

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202480573

NED Date: 07/30/2024 **Reception #:** 2024000041137
Original Sale Date: 11/20/2024
Deed of Trust Date: 08/25/2016 **Recording Date:** 08/29/2016 **Reception #:** 2016000071161
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 32, BLOCK 13, RIVER RUN SUBDIVISION FILING NO. 4 - 1ST AMENDMENT, ACCORDING TO THE RECORDED PLAT THEREOF AND ACCORDING TO AFFIDAVIT OF CORRECTION RECORDED APRIL 21, 2003 UNDER RECEPTION NO. C1129187, COUNTY OF ADAMS, STATE OF COLORADO.

APN: 0172102322152

Address: 11580 KINGSTON ST, HENDERSON, CO 80640

Original Note Amt: \$332,859.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$223,362.14 **As Of:** 01/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: James W Sweet and Kimberlee Sweet
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): James W Sweet

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/03/2024
Last Publication Date: 10/31/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 18-019968 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480574

NED Date: 07/30/2024 **Reception #:** 2024000041133
Original Sale Date: 11/20/2024
Deed of Trust Date: 09/17/2021 **Recording Date:** 09/23/2021 **Reception #:** 2021000112484
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, HYLAND PARK HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2005 West 86th Avenue, Federal Heights, CO 80260

Original Note Amt: \$100,000.00 **LoanType:** Unknown **Interest Rate:** 4.250
Current Amount: \$100,000.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): FirstBank
Current Owner: Eve J. Holguin
Grantee (Lender On Deed of Trust): FirstBank
Grantor (Borrower On Deed of Trust): Eve J. Holguin

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/03/2024
Last Publication Date: 10/31/2024

Attorney for Beneficiary: Lewis Roca Rothgerber Christie LLP

Attorney File Number: 307912-00096 **Phone:** (303)623-9000 **Fax:**

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Foreclosure Number: A202480575

NED Date: 07/30/2024 **Reception #:** 2024000041134
Original Sale Date: 11/20/2024
Deed of Trust Date: 10/16/2020 **Recording Date:** 10/20/2020 **Reception #:** 2020000106404
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 10, RIVERDALE RANCH SUBDIVISION, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12724 Ulster Street, Thornton, CO 80602

Original Note Amt: \$333,000.00 **LoanType:** Unknown **Interest Rate:** 2.500
Current Amount: \$307,683.25 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Matthew E. Skurdahl
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for First Creek Lending, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Matthew E. Skurdahl

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/03/2024
Last Publication Date: 10/31/2024

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO23398 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480576

NED Date: 07/30/2024 **Reception #:** 2024000041139
Original Sale Date: 11/20/2024
Deed of Trust Date: 06/25/2004 **Recording Date:** 07/06/2004 **Reception #:** 20040706000583750
Re-Recording Date 01/14/2005 **Re-Recorded #:** 20050114000051510

Legal: LOT 12, BLOCK 21, HEFTLER HOMES HILLCREST, SECOND FILING, BLOCKS 19, 20, 21, 23, 24, 25, 34 AND 35, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1250 W 102nd Place, Northglenn, CO 80260

Original Note Amt: \$122,139.66 **LoanType:** Conventional **Interest Rate:** 5.75
Current Amount: \$56,957.00 **As Of:** 03/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Gibson, Christopher, Scott
Grantee (Lender On Deed of Trust): EQUITABLE SAVINGS & LOAN ASSOCIATION
Grantor (Borrower On Deed of Trust) Christopher Scott Gibson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/03/2024
Last Publication Date: 10/31/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-023570 **Phone:** (303)706-9990 **Fax:** (303)706-9994