

Notices of Election and Demand Filed in Adams County

From July 09, 2024 Through July 09, 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: A202480535

NED Date: 07/09/2024

Reception #: 2024000036854

Original Sale Date: 11/06/2024

Deed of Trust Date: 09/28/2022

Recording Date: 09/29/2022

Reception #: 2022000081023

Re-Recording Date

Re-Recorded #:

Legal: UNIT 8E, CONDOMINIUM BUILDING 8, PARKWAY RESIDENCES CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP OF PARKWAY RESIDENCES, BUILDING 8, RECORDED ON JULY 20, 2022 AT RECEPTION NO. 2022000062465, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKWAY RESIDENCES CONDOMINIUMS, RECORDED ON APRIL 20, 2021 AT RECEPTION NO. 2021000047355 IN SAID RECORDS.

Address: 10549 Paris St Unit 803, Commerce City, CO 80640

Original Note Amt: \$353,400.00

LoanType: Unknown

Interest Rate: 5.850

Current Amount: \$350,828.46

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Guaranteed Rate. Inc.

Current Owner: Jose Angel Raigoza

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Guaranteed Rate, Inc.. its successors and assigns

Grantor (Borrower On Deed of Trust) Jose Angel Raigoza

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/12/2024

Last Publication Date: 10/10/2024

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

Attorney File Number: CO23341

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202480536

NED Date: 07/09/2024

Reception #: 2024000036855

Original Sale Date: 11/06/2024

Deed of Trust Date: 07/25/2006

Recording Date: 08/03/2006

Reception #: 20060803000788510

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 125 FEET OF THE NORTH 445 FEET, EXCEPT THE WEST 95 FEET THEREOF, TRACT 39, NORTH FEDERAL HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON JANUARY 14, 2011 AT RECEPTION NO. 2011000003336 TO CORRECT LEGAL DESCRIPTION.

Address: 2610 West 90th Place, Denver, CO 80260

Original Note Amt: \$153,600.00

LoanType: Conventional

Interest Rate: 3.375

Current Amount: \$94,709.69

As Of: 10/01/2023

Interest Type: Adjustable

Current Lender (Beneficiary): HSBC BANK USA, N.A. , as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE4, Asset Backed Pass-Through Certificates

Current Owner: Kathy L Gunter AND Keith E Gunter

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST NLC FINANCIAL SERVICES, LLC, DBA THE LENDING CENTER, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Kathy L Gunter AND Keith E Gunter

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/12/2024

Last Publication Date: 10/10/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032050

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202480537

NED Date: 07/09/2024 **Reception #:** 2024000036857
Original Sale Date: 11/06/2024
Deed of Trust Date: 10/27/2017 **Recording Date:** 10/30/2017 **Reception #:** 2017000095532
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 7, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0182506306012

Address: 4830 West 66th Avenue, Arvada, CO 80003

Original Note Amt: \$298,002.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$266,495.41 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Michels, Marnie
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Marnie Michels

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/12/2024
Last Publication Date: 10/10/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 22-026621 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480538

NED Date: 07/09/2024 **Reception #:** 2024000036856
Original Sale Date: 11/06/2024
Deed of Trust Date: 09/22/2023 **Recording Date:** 09/27/2023 **Reception #:** 2023000055046
Re-Recording Date **Re-Recorded #:**

Legal: THE WEST ONE-HALF OF THE NORTH ONE-HALF OF LOT 8, BLOCK 1, THURINGER'S SUBDIVISION, AMENDED MAP, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182308403018

Address: 7060 E 60Th Avenue, Commerce City, CO 80022

Original Note Amt: \$336,978.00 **LoanType:** Conventional **Interest Rate:** 7.375
Current Amount: \$336,463.60 **As Of:** 01/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Robert Kenneth Lacota, Jr.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Robert Kenneth Lacota, Jr.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/12/2024
Last Publication Date: 10/10/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-032607 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480539

NED Date: 07/09/2024

Reception #: 2024000036863

Original Sale Date: 11/06/2024

Deed of Trust Date: 09/01/2022

Recording Date: 09/07/2022

Reception #: 2022000075474

Re-Recording Date

Re-Recorded #:

Legal: LOT 22, BLOCK 2, RIVER RUN SUBDIVISION FILING 2, COUNTY OF ADAMS, STATE OF COLORADO.

**PURSUANT TO MODIFICATION OF PROMISSORY NOTE AND/OR DEED OF TRUST RECORDED ON NOVEMBER 1, 2022 AT RECEPTION NUMBER 2022000088703 TO ATTACH TAX RIDER.

**PURSUANT TO MODIFICATION OF PROMISSORY NOTE AND/OR DEED OF TRUST RECORDED ON NOVEMBER 2, 2022 AT RECEPTION NUMBER 2022000089028 TO ATTACH TAX RIDER. Purported Common Address: 11562 MACON STREET, COMMERCE CITY, CO 80640

Address: 11562 Macon Street, Commerce City, CO 80640

Original Note Amt: \$486,034.00

LoanType: FHA

Interest Rate: 5.375

Current Amount: \$479,332.55

As Of: 11/01/2023

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Alejandr Barajas, Henry, Damiam
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)	Henry Damiam Alejandr Barajas

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/12/2024

Last Publication Date: 10/10/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032625

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202480540

NED Date: 07/09/2024

Reception #: 2024000036920

Original Sale Date: 11/06/2024

Deed of Trust Date: 11/03/2014

Recording Date: 11/12/2014

Reception #: 2014000079101

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 3, WRIGHT FARMS FILING NO. 1 THIRD AMENDED PLAT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5754 E 122nd Pl, Brighton, CO 80602

Original Note Amt: \$263,985.00

LoanType: Unknown

Interest Rate: 4.250

Current Amount: \$225,084.16

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	PNC Bank, National Association
Current Owner:	Rich Conrad and Debra Conrad
Grantee (Lender On Deed of Trust):	PNC Mortgage, a division of PNC Bank, National Association
Grantor (Borrower On Deed of Trust)	Rich Conrad and Debra Conrad

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/12/2024

Last Publication Date: 10/10/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-992936-LL

Phone: (877)369-6122

Fax: (186)689-47369