

Notices of Election and Demand Filed in Adams County

From August 13, 2024 Through August 13, 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: A202480596

NED Date: 08/13/2024 **Reception #:** 2024000044053
Original Sale Date: 12/11/2024
Deed of Trust Date: 07/24/2020 **Recording Date:** 08/18/2020 **Reception #:** 2020000080294
Re-Recording Date **Re-Recorded #:**

Legal: WEST 63 FEET OF LOTS 22 THROUGH 24, INCLUSIVE, EXCEPT THE REAR 8 FEET THEREOF FOR ALLEY,
BLOCK 38, AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1600 CHESTER STREET, AURORA, CO 80010

Original Note Amt: \$338,751.00 **LoanType:** FHA **Interest Rate:** 3.250
Current Amount: \$313,394.19 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: BERNARDINO GONZALES RUIZ
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) BERNARDINO GONZALES RUIZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/17/2024
Last Publication Date: 11/14/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-026637 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480597

NED Date: 08/13/2024 **Reception #:** 2024000044061
Original Sale Date: 12/11/2024
Deed of Trust Date: 12/21/2022 **Recording Date:** 12/28/2022 **Reception #:** 2022000099872
Re-Recording Date **Re-Recorded #:**

Legal: Lot 5, Block 6, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 8, County of Adams, State of Colorado, according to the
recorded plat thereof recorded at Reception No. 2022000025775, together with Ratification and Confirmation of Plat recorded at
Reception No. 2022000067177 and together with Surveyor's Affidavit of Correction recorded at Reception No. 2022000076139.

Address: 3948 N Buchanan Way, Aurora, CO 80019

Original Note Amt: \$647,200.00 **LoanType:** Unknown **Interest Rate:** 6.375
Current Amount: \$643,555.26 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Arvest Bank
Current Owner: Illya Scott and Latisha L. Scott as trustees of the Scott Family Living Trust under trust
instrument dated December 15, 2021
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for Pulte Mortgage
LLC
Grantor (Borrower On Deed of Trust) Illya Scott and Latisha L. Scott as trustees of the Scott Family Living Trust under trust
instrument dated December 15, 2021

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/17/2024
Last Publication Date: 11/14/2024

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

Attorney File Number: 24CO00274-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202480598

NED Date: 08/13/2024

Reception #: 2024000044088

Original Sale Date: 12/11/2024

Deed of Trust Date: 03/02/2022

Recording Date: 03/08/2022

Reception #: 2022000021276

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 2, TICHY SUBDIVISION NUMBER 2, COUNTY OF ADAMS. STATE OF COLORADO.

Address: 5880 E 68th Ave, Commerce City, CO 80022

Original Note Amt: \$230,000.00

LoanType: Unknown

Interest Rate: 4.250

Current Amount: \$223,104.52

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC

Current Owner: Mary Rice

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC
D/B/A Mr. Cooper, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Mary Rice

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/17/2024

Last Publication Date: 11/14/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-993473-LL

Phone: (877)369-6122

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