

Notices of Election and Demand Filed in Adams County

From May 30, 2023 Through May 30, 2023

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: A202379907

NED Date: 05/30/2023

Reception #: 2023000029887

Original Sale Date: 09/27/2023

Deed of Trust Date: 12/07/2020

Recording Date: 12/15/2020

Reception #: 2020000130848

Re-Recording Date

Re-Recorded #:

Legal: LOT 32, BLOCK 2, HOLLY CROSSING SUBDIVISION FILING NO. 3, COUNTY OF ADAMS STATE OF COLORADO.

PARCEL ID NUMBER: 0157132407003

Address: 12125 Monaco Dr, Brighton, CO 80602

Original Note Amt: \$109,000.00

LoanType: Conventional

Interest Rate: 2.75

Current Amount: \$96,423.62

As Of: 01/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): PARTNER COLORADO CREDIT UNION

Current Owner: Gary G Blackmore

Grantee (Lender On Deed of Trust): PARTNER COLORADO CREDIT UNION

Grantor (Borrower On Deed of Trust): Gary G Blackmore

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/03/2023

Last Publication Date: 08/31/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030070

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202379908

NED Date: 05/30/2023

Reception #: 2023000029885

Original Sale Date: 09/27/2023

Deed of Trust Date: 03/25/2013

Recording Date: 04/02/2013

Reception #: 2013000027527

Re-Recording Date

Re-Recorded #:

Legal: LOT 18, BLOCK 4, SUNSET SUBDIVISION IN WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7830 RALEIGH PL, WESTMINSTER, CO 80030-4426

Original Note Amt: \$129,247.00

LoanType: FHA

Interest Rate: 4.000

Current Amount: \$91,149.19

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

Current Owner: CHRIS STACKPOLE

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS INC.

Grantor (Borrower On Deed of Trust): CHRIS STACKPOLE

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/03/2023

Last Publication Date: 08/31/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009819202

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202379909

NED Date: 05/30/2023 **Reception #:** 2023000029886
Original Sale Date: 09/27/2023
Deed of Trust Date: 08/21/2020 **Recording Date:** 08/25/2020 **Reception #:** 2020000082487
Re-Recording Date **Re-Recorded #:**

Legal: LOT 68, BUILDING 11, SHILOH FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171926328074

Address: 8160 Washington St, 68, Denver, CO 80229

Original Note Amt: \$186,558.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$177,376.34 **As Of:** 01/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Morgan Larrabee
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Morgan Larrabee

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/03/2023
Last Publication Date: 08/31/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030102 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202379910

NED Date: 05/30/2023 **Reception #:** 2023000029960
Original Sale Date: 09/27/2023
Deed of Trust Date: 08/14/2017 **Recording Date:** 08/16/2017 **Reception #:** 2017000071035
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, H.L.H.(REPLAT) SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 01825-07-1-12-004

Address: 4160 West 64th Avenue, Arvada, CO 80003

Original Note Amt: \$253,817.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$245,053.92 **As Of:** 12/01/2019 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Tara Lynn Bell AND Tommy Donn Bell
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) Tara Lynn Bell AND Tommy Donn Bell

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/03/2023
Last Publication Date: 08/31/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030078 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379911

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| NED Date: | 05/30/2023 | Reception #: | 2023000030029 | | |
| Original Sale Date: | 09/27/2023 | | | | |
| Deed of Trust Date: | 12/23/2019 | Recording Date: | 12/31/2019 | Reception #: | 2019000115163 |
| | | Re-Recording Date | | Re-Recorded #: | |

Legal: LOT 43, BLOCK 5, EASTLAKE VILLAGE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157336207043

Address: 2537 E 124Th PL, THORNTON, CO 80241

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|---------------------------|--------------|------------------|-----|-----------------------|-------|
| Original Note Amt: | \$412,596.00 | LoanType: | FHA | Interest Rate: | 4.250 |
| Current Amount: | \$391,454.61 | As Of: | | Interest Type: | Fixed |

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| Current Lender (Beneficiary): | COLORADO HOUSING AND FINANCE AUTHORITY |
| Current Owner: | CHRISTOPHER MEDINA |
| 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) | CHRISTOPHER MEDINA |

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| Publication: | Northglenn-Thornton Sentinel | First Publication Date: | 08/03/2023 |
| | | Last Publication Date: | 08/31/2023 |

Attorney for Beneficiary: Janeway Law Firm PC

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|------------------------------|-----------|---------------|---------------|-------------|---------------|
| Attorney File Number: | 22-026608 | Phone: | (303)706-9990 | Fax: | (303)706-9994 |
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Foreclosure Number: A202379912

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|----------------------------|------------|--------------------------|---------------|-----------------------|---------------|
| NED Date: | 05/30/2023 | Reception #: | 2023000030037 | | |
| Original Sale Date: | 09/27/2023 | | | | |
| Deed of Trust Date: | 06/17/2022 | Recording Date: | 06/23/2022 | Reception #: | 2022000055256 |
| | | Re-Recording Date | | Re-Recorded #: | |

Legal: LOT 1, BLOCK1, KARL'S FARM FILING NO. 1, AMD. NO. 1 FINAL PLAT, COUNTY OF ADAMS, STATE OF COLORADO,
ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2020 UNDER RECEPTION NO. 2020000067365

Address: 12274 Irma Drive, Northglenn, CO 80241

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|---------------------------|--------------|------------------|------------|-----------------------|-------|
| Original Note Amt: | \$456,235.00 | LoanType: | FHA | Interest Rate: | 5.5 |
| Current Amount: | \$453,715.15 | As Of: | 01/01/2023 | Interest Type: | Fixed |

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| Current Lender (Beneficiary): | COLORADO HOUSING AND FINANCE AUTHORITY |
| Current Owner: | Evan Edward Weiland AND Maya Jane Weiland |
| 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) | Evan Edward Weiland AND Maya Jane Weiland |

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|---------------------|------------------------------|--------------------------------|------------|
| Publication: | Northglenn-Thornton Sentinel | First Publication Date: | 08/03/2023 |
| | | Last Publication Date: | 08/31/2023 |

Attorney for Beneficiary: Janeway Law Firm PC

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|------------------------------|-----------|---------------|---------------|-------------|---------------|
| Attorney File Number: | 23-030116 | Phone: | (303)706-9990 | Fax: | (303)706-9994 |
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