

Notices of Election and Demand Filed in Adams County

From March 07, 2024 Through March 07, 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: A202480356

NED Date: 03/07/2024 **Reception #:** 2024000011868
Original Sale Date: 07/10/2024
Deed of Trust Date: 09/22/2017 **Recording Date:** 09/29/2017 **Reception #:** 2017000085519
Re-Recording Date **Re-Recorded #:**

Legal: LOT 34, BLOCK 20, WOODGLEN FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11380 Hudson Street, Thornton, CO 80233

Original Note Amt: \$210,000.00 **LoanType:** Conventional **Interest Rate:** 4.625
Current Amount: \$230,378.37 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): AMERIHOM MORTGAGE COMPANY, LLC
Current Owner: Brown, Joslyn
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): Joslyn Brown

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031808 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480357

NED Date: 03/07/2024 **Reception #:** 2024000011870
Original Sale Date: 07/10/2024
Deed of Trust Date: 01/25/2022 **Recording Date:** 02/03/2022 **Reception #:** 2022000010403
Re-Recording Date **Re-Recorded #:**

Legal: LOT #86 GRANGE CREEK, FILING NO. 1, ADAMS COUNTY, COLORADO.

APN/PARCEL ID: 0172107210010

Address: 10934 Ash Circle, Thornton, CO 80233

Original Note Amt: \$275,742.00 **LoanType:** FHA **Interest Rate:** 3.75
Current Amount: \$268,064.56 **As Of:** 09/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Michael Leonard Percy
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PLANET HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Michael Leonard Percy

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031659 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480358

NED Date: 03/07/2024

Reception #: 2024000011869

Original Sale Date: 07/10/2024

Deed of Trust Date: 12/30/2004

Recording Date: 01/06/2005

Reception #: 20050106000021980

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 1, NORWOOD PARK, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 10 AT PAGE 88. COUNTY OF ADAMS, STATE OF COLORADO

Address: 7951 Hollywood Street, Commerce City, CO 80022

Original Note Amt: \$165,300.00

LoanType: Unknown

Interest Rate: 6.99

Current Amount: \$168,242.36

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary):	LSF9 Master Participation Trust
Current Owner:	Wesley A Raven and Ellanora L Raven
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Decision One Mortgage Company, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Wesley A Raven and Ellanora L Raven

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024

Last Publication Date: 06/13/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-971372-LL

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