

Notices of Election and Demand Filed in Adams County

From March 27, 2025 Through March 27, 2025

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: A202581060

NED Date: 03/27/2025 **Reception #:** 2025000016372
Original Sale Date: 07/30/2025
Deed of Trust Date: 07/31/2019 **Recording Date:** 08/13/2019 **Reception #:** 2019000065046
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 4, QUAIL CROSSING SUBDIVISION FILING NO. 1, 2ND AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON NOVEMBER 17, 2023 AT RECEPTION NO 2023000064489

Address: 1227 W 133RD WAY, DENVER, CO 80234

Original Note Amt: \$268,586.00 **LoanType:** VA **Interest Rate:** 3.250
Current Amount: \$252,401.02 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: CHARLIE E WILSON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR UNITED WHOLESALE MORTGAGE
Grantor (Borrower On Deed of Trust) CHARLIE E WILSON

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009922626 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202581061

NED Date: 03/27/2025 **Reception #:** 2025000016402
Original Sale Date: 07/30/2025
Deed of Trust Date: 04/08/2021 **Recording Date:** 04/09/2021 **Reception #:** 2021000043451
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 3, PRAIRIE FARM SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO,
ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 2019 UNDER
RECEPTION NO. 2019000018973

Address: 9604 Prairie Farm Dr, Commerce City, CO 80022

Original Note Amt: \$366,700.00 **LoanType:** Unknown **Interest Rate:** 3.250
Current Amount: \$359,840.93 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): AmeriHome Mortgage Company, LLC
Current Owner: Andrew Fred Askin, Stephanie M Askin
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Bank of England, Its
Successors and Assigns
Grantor (Borrower On Deed of Trust) Andrew Fred Askin

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-25-1010865-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202581062

NED Date: 03/27/2025

Reception #: 2025000016457

Original Sale Date: 07/30/2025

Deed of Trust Date: 08/27/2021

Recording Date: 08/31/2021

Reception #: 2021000102998

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 1, TOWER GREEN/AURORA SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182134209007

Address: 18768 E Carmel Cir, Aurora, CO 80011

Original Note Amt: \$441,849.00

LoanType: Conventional

Interest Rate: 3.25

Current Amount: \$413,624.41

As Of: 11/01/2024

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Francisco Javier Bendana AND Gabriela D. Rodriguez Trana
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Francisco Javier Bendana AND Gabriela D. Rodriguez Trana

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/05/2025

Last Publication Date: 07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034417

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