

Notices of Election and Demand Filed in Adams County

From May 27, 2025 Through May 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: A202581178

NED Date: 05/27/2025 **Reception #:** 2025000029733
Original Sale Date: 09/24/2025
Deed of Trust Date: 09/25/2019 **Recording Date:** 10/02/2019 **Reception #:** 2019000083468
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, BROMLEY CREEK FILING 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2559 Cherry Cir, Brighton, CO 80601

Original Note Amt: \$309,978.00 **LoanType:** FHA **Interest Rate:** 3.625
Current Amount: \$276,952.80 **As Of:** 01/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Lawrence C Garcia and Heather A Sosa
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Paramount Residential Mortgage Group, Inc.
Grantor (Borrower On Deed of Trust): Lawrence C Garcia and Heather A Sosa

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/31/2025
Last Publication Date: 08/28/2025
Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 25CO00321-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202581179

NED Date: 05/27/2025 **Reception #:** 2025000029732
Original Sale Date: 09/24/2025
Deed of Trust Date: 06/07/2021 **Recording Date:** 06/16/2021 **Reception #:** 2021000073030
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 2, WRIGHT FARMS FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 1571-32-3-28-024

Address: 6358 E 121st Pl, Brighton, CO 80602

Original Note Amt: \$461,487.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$428,640.55 **As Of:** 01/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Aristeo L Valenzuela Nunez AND Karla Ivonne Valenzuela AND Leticia Ortiz
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): Aristeo L Valenzuela Nunez AND Karla Ivonne Valenzuela AND Leticia Ortiz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/31/2025
Last Publication Date: 08/28/2025
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-034900 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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