

# Notices of Election and Demand Filed in Adams County

From July 27, 2023 Through July 27, 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:** A202380005

**NED Date:** 07/27/2023      **Reception #:** 2023000042631  
**Original Sale Date:** 11/29/2023  
**Deed of Trust Date:** 09/17/2021      **Recording Date:** 09/21/2021      **Reception #:** 2021000111258  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 38, BLOCK 1, NORTH GLENN - EIGHTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.  
APN #: 1719-02-4-01-038

**Address:** 11424 Claude Court, Northglenn, CO 80233

**Original Note Amt:** \$436,939.00      **LoanType:** FHA      **Interest Rate:** 3  
**Current Amount:** \$424,714.57      **As Of:** 03/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Aaron Wasia AND Charlene Torres  
**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)** Aaron Wasia AND Charlene Torres

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/05/2023  
**Last Publication Date:** 11/02/2023

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 23-030475      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202380006

**NED Date:** 07/27/2023      **Reception #:** 2023000042632  
**Original Sale Date:** 11/29/2023  
**Deed of Trust Date:** 11/23/2021      **Recording Date:** 12/07/2021      **Reception #:** 2021000142074  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 7, Block 1, Riverdale Farm Residential Subdivision 1st Filing, County of Adams, State of Colorado.

**Address:** 8581 Adams Ct., Denver, CO 80229

**Original Note Amt:** \$264,250.00      **LoanType:** Unknown      **Interest Rate:** 3.375  
**Current Amount:** \$259,843.17      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Home Point Financial Corporation  
**Current Owner:** Dale Edward Hanks  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Advance  
Mortgage & Investment Company, LLC  
**Grantor (Borrower On Deed of Trust)** Dale Edward Hanks, single man

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/05/2023  
**Last Publication Date:** 11/02/2023

**Attorney for Beneficiary:** The Sayer Law Group, P.C.

**Attorney File Number:** CO230060      **Phone:** (303)353-2965      **Fax:** (303)632-8183