

Notices of Election and Demand Filed in Adams County

From August 03, 2023 Through August 03, 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: A202380015

NED Date: 08/03/2023

Reception #: 2023000044203

Original Sale Date: 12/06/2023

Deed of Trust Date: 07/17/2019

Recording Date: 07/23/2019

Reception #: 2019000058267

Re-Recording Date

Re-Recorded #:

Legal: LOT 29, IN BLOCK 6, PERL-MACK MANOR, FOURTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7033 Elati St, Denver, CO 80221

Original Note Amt: \$338,751.00

LoanType: FHA

Interest Rate: 3.375

Current Amount: \$314,496.02

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Brenda Y. Aerts, Dario A. Martinez and Devin A. Martinez
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Universal Lending Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	Brenda Y. Aerts, Dario A. Martinez and Devin A. Martinez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/12/2023

Last Publication Date: 11/09/2023

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO22076

Phone: (303)274-0155

Fax: (303)274-0159

Notices of Election and Demand Filed in Adams County

From August 03, 2023 Through August 03, 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: A202380016

NED Date: 08/03/2023

Reception #: 2023000044206

Original Sale Date: 12/06/2023

Deed of Trust Date: 09/07/2018

Recording Date: 09/13/2018

Reception #: 2018000074752

Re-Recording Date

Re-Recorded #:

Legal: LOT 22, BLOCK 17, CORONADO SUBDIVISION-SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171926407007

Address: 8151 EXPLORADOR CALLE, DENVER, CO 80229

Original Note Amt: \$308,491.00

LoanType: FHA

Interest Rate: 5

Current Amount: \$292,393.36

As Of: 03/01/2022

Interest Type: Fixed

Current Lender (Beneficiary):	New American Funding, LLC fka Broker Solutions, Inc., d/b/a New American Funding
Current Owner:	ROGER ALLEN GROSS
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	ROGER ALLEN GROSS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/12/2023

Last Publication Date: 11/09/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-023178

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From August 03, 2023 Through August 03, 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: A202380017

NED Date: 08/03/2023 **Reception #:** 2023000044204
Original Sale Date: 12/06/2023
Deed of Trust Date: 10/23/2019 **Recording Date:** 12/02/2019 **Reception #:** 2019000104438**
Re-Recording Date **Re-Recorded #:**

Legal: Lot 12, Block 7, River Run Subdivision Filing 1, County of Adams, State of Colorado.

**The Deed of Trust was corrected by an Affidavit of Corrected recorded 6/15/2023 at Reception No. 2023000033728 in the records of Adams County, Colorado.

Address: 11437 E 114th Drive, Henderson, CO 80640

Original Note Amt: \$317,328.00 **LoanType:** VA **Interest Rate:** 3.250
Current Amount: \$298,084.92 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Luisa B. Broomhall
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Accelerate Mortgage LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Luisa B. Broomhall

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/12/2023
Last Publication Date: 11/09/2023

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO21604 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202380018

NED Date: 08/03/2023 **Reception #:** 2023000044222
Original Sale Date: 12/06/2023
Deed of Trust Date: 01/21/2021 **Recording Date:** 01/28/2021 **Reception #:** 2021000010530
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 4, HILLCREST AT HUNTERS GLEN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13514 Marion Drive, Thornton, CO 80241-1986

Original Note Amt: \$299,000.00 **LoanType:** **Interest Rate:**
Current Amount: \$287,391.83 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
Current Owner: Shefali Verma
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Cardinal Financial Company, Limited Partnership, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Shefali Verma

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/12/2023
Last Publication Date: 11/09/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-963201-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Notices of Election and Demand Filed in Adams County

From August 03, 2023 Through August 03, 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: A202380019

NED Date: 08/03/2023

Reception #: 2023000044431

Original Sale Date: 12/06/2023

Deed of Trust Date: 03/09/2017

Recording Date: 03/16/2017

Reception #: 2017000023425

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 1, WOLF CREEK RUN FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3035 Quarterland St, Strasburg, CO 80136-7422

Original Note Amt: \$172,975.00

LoanType: FHA

Interest Rate: 4.250

Current Amount: \$153,485.16

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Christopher Garcia
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Christopher Garcia

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 10/13/2023

Last Publication Date: 11/10/2023

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO22140

Phone: (303)274-0155

Fax: (303)274-0159