

Notices of Election and Demand Filed in Adams County

From August 22, 2023 Through August 22, 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: A202380034

NED Date: 08/22/2023 **Reception #:** 2023000047698
Original Sale Date: 12/20/2023
Deed of Trust Date: 02/24/2021 **Recording Date:** 02/26/2021 **Reception #:** 2021000023762
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 20, BLOCK 17, PAINTED PRAIRIE SUBDIVISION FILING NO. 1, RECORDED AUGUST 8, 2018 AS RECEPTION NO. 2018000064155, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5917 N Orleans Street, Aurora, CO 80019

Original Note Amt: \$493,828.00 **LoanType:** Unknown **Interest Rate:** 2.875
Current Amount: \$479,207.31 **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: Victor A. Ronquillo Barron and Leslie Gurrola Perez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") nominee for KBHS Home Loans, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Victor A. Ronquillo Barron and Leslie Gurrola Perez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/26/2023
Last Publication Date: 11/23/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-959546-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202380035

NED Date: 08/22/2023 **Reception #:** 2023000047701
Original Sale Date: 12/20/2023
Deed of Trust Date: 09/01/2017 **Recording Date:** 09/05/2017 **Reception #:** 2017000077464
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 37, REUNION FILING NO. 14, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10228 URAVAN STREET, COMMERCE CITY, CO 80022

Original Note Amt: \$362,840.00 **LoanType:** FHA **Interest Rate:** 4.7500
Current Amount: \$295,441.44 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: HECTOR ESPARZA HERNANDEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) HECTOR ESPARZA HERNANDEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/26/2023
Last Publication Date: 11/23/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027253 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Adams County

From August 22, 2023 Through August 22, 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: A202380036

NED Date: 08/22/2023

Reception #: 2023000047922

Original Sale Date: 12/20/2023

Deed of Trust Date: 04/20/2018

Recording Date: 04/24/2018

Reception #: 2018000032641

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 26, OF BLOCKS 25, 25A AND 26 THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1980 Cedar Court, Thornton, CO 80229

Original Note Amt: \$289,656.00

LoanType: FHA

Interest Rate: 2.875

Current Amount: \$239,673.41

As Of: 04/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jose Carlos Sandoval

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Jose Carlos Sandoval

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/26/2023

Last Publication Date: 11/23/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-022795

Phone: (303)706-9990

Fax: (303)706-9994