

Notices of Election and Demand Filed in Adams County

From August 24, 2023 Through August 24, 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: A202380037

NED Date: 08/24/2023 **Reception #:** 2023000048403
Original Sale Date: 04/10/2024
Deed of Trust Date: 11/28/2022 **Recording Date:** 11/29/2022 **Reception #:** 2022000093821
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION
APN #: 0181121400005

Address: 4200 Vindale Lane, Byers, CO 80103-8585

Original Note Amt: \$486,034.00 **LoanType:** FHA **Interest Rate:** 7
Current Amount: \$484,831.81 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Aguirre, Julio
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Julio Aguirre

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 02/16/2024
Last Publication Date: 03/15/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030644 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380038

NED Date: 08/24/2023 **Reception #:** 2023000048406
Original Sale Date: 12/20/2023
Deed of Trust Date: 09/25/2019 **Recording Date:** 10/01/2019 **Reception #:** 2019000083016
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 14, Block 3, Wyndemere Park Subdivision, County of Adams, State of Colorado.

Address: 10602 Birch St, Thornton, CO 80233

Original Note Amt: \$341,499.00 **LoanType:** FHLMC **Interest Rate:** 4.25
Current Amount: \$339,129.81 **As Of:** 04/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): United Shore Financial Services, LLC d/b/a United Wholesale Mortgage
Current Owner: David James Davey
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for The Home Loan
Arranger
Grantor (Borrower On Deed of Trust) David James Davey

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

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 22CO00160-2 **Phone:** (720)259-6710 **Fax:** (720)379-1375