

Notices of Election and Demand Filed in Adams County

From August 31, 2023 Through August 31, 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: A202379804 **Restarted**

NED Date: 08/31/2023 **Reception #:** 2023000049769
Original Sale Date: 12/20/2023
Deed of Trust Date: 06/28/2007 **Recording Date:** 07/10/2007 **Reception #:** 2007000066224
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 4, COUNTRY HILLS SUBDIVISION FILING NO. 4, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13102 Bellaire Drive, Thornton, CO 80241

Original Note Amt: \$190,000.00 **LoanType:** Unknown **Interest Rate:** 6.375
Current Amount: \$228,359.46 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust
Current Owner: Paul G Hardy and Stephanie J Hardy
Grantee (Lender On Deed of Trust): Colorado Mortgage Alliance, LLC
Grantor (Borrower On Deed of Trust): Paul G Hardy and Stephanie J Hardy

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/02/2023
Last Publication Date: 11/30/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-22-899744-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202380049

NED Date: 08/31/2023 **Reception #:** 2023000049722
Original Sale Date: 12/20/2023
Deed of Trust Date: 05/15/2021 **Recording Date:** 08/10/2021 **Reception #:** 2021000095393
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, TEJON HEIGHTS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO
APN 0182516229004

Address: 1929 W 52ND PLACE, DENVER, CO 80221

Original Note Amt: \$855,000.00 **LoanType:** FHA **Interest Rate:** 2.810
Current Amount: \$256,229.52 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC
Current Owner: RUSSELL C. BROWN AND PAULA K. BROWN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
HIGHTECHLENDING INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): RUSSELL C. BROWN AND PAULA K. BROWN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/02/2023
Last Publication Date: 11/30/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-028522 **Phone:** (303)706-9990 **Fax:** (303)706-9994