

# Notices of Election and Demand Filed in Adams County

From September 28, 2023 Through September 28, 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:** A202279611 **Restarted**

**NED Date:** 09/28/2023 **Reception #:** 2023000055225  
**Original Sale Date:** 01/31/2024  
**Deed of Trust Date:** 04/25/2011 **Recording Date:** 05/02/2011 **Reception #:** 2011000028288  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 3, COLONY PARK SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3888 E 107TH AVE., DENVER, CO 80233

**Original Note Amt:** \$164,428.00 **Loan Type:** Unknown **Interest Rate:** 5.250  
**Current Amount:** \$130,097.83 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** PLANET HOME LENDING, LLC  
**Current Owner:** CARRIE F. WELCH  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR LENDING SOLUTIONS, INC. DBA LSI MORTGAGE PLUS  
**Grantor (Borrower On Deed of Trust)** CHARLES E. WELCH AND CARRIE F. WELCH

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 12/07/2023  
**Last Publication Date:** 01/04/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000009637257 **Phone:** (303)350-3711 **Fax:** (303)813-1107