

Notices of Election and Demand Filed in Adams County

From January 09, 2024 Through January 09, 2024

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: A202480256

NED Date: 01/09/2024 **Reception #:** 2024000001243
Original Sale Date: 05/08/2024
Deed of Trust Date: 03/31/2020 **Recording Date:** 04/08/2020 **Reception #:** 2020000032546
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 157, GRANGE CREEK FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5105 E 108th Pl, Thornton, CO 80233-3860

Original Note Amt: \$195,000.00 **LoanType:** Conventional **Interest Rate:** 3.375
Current Amount: \$172,173.91 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Onslow Bay Financial LLC
Current Owner: Buschman, Denis, L, Buschman, Kathleen
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Denis L Buschman AND Kathleen Buschman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/14/2024
Last Publication Date: 04/11/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-031572 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480257

NED Date: 01/09/2024 **Reception #:** 2024000001244
Original Sale Date: 05/08/2024
Deed of Trust Date: 11/24/2020 **Recording Date:** 12/09/2020 **Reception #:** 2020000128956
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, BLOCK 47, MORRIS HEIGHTS FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0182130309010

Address: 3024 Carson St, Aurora, CO 80011-2222

Original Note Amt: \$357,833.00 **LoanType:** Conventional **Interest Rate:** 3.375
Current Amount: \$335,963.54 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Armendariz Lomeli, Juan, Guadalupe
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Juan Guadalupe Armendariz Lomeli

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/14/2024
Last Publication Date: 04/11/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-031571 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480260

NED Date: 01/09/2024 **Reception #:** 2024000001246
Original Sale Date: 05/08/2024
Deed of Trust Date: 08/27/2020 **Recording Date:** 09/01/2020 **Reception #:** 2020000086510
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 22, BLOCK 5 WESTMINSTER HEIGHTS NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7571 Meade Way, Westminster, CO 80030

Original Note Amt: \$259,462.00 **LoanType:** Unknown **Interest Rate:** 3.000
Current Amount: \$243,182.25 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Corwin Yoder and Michelle Yoder
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Independent Bank, its successors and assigns
Grantor (Borrower On Deed of Trust): Corwin Yoder and Michelle Yoder

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/14/2024
Last Publication Date: 04/11/2024

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

Attorney File Number: CO22685 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480261

NED Date: 01/09/2024 **Reception #:** 2024000001253
Original Sale Date: 05/08/2024
Deed of Trust Date: 07/26/2012 **Recording Date:** 07/30/2012 **Reception #:** 2012000054925
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 130, GRANGE CREEK FILING NO.5, P.U.D. COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4902 EAST 108Th PLACE, THORNTON, CO 80233

Original Note Amt: \$196,377.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: \$193,473.73 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JOHNNY LARA AND MICHELLE T MARTINEZ
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): JOHNNY LARA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/14/2024
Last Publication Date: 04/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-022272 **Phone:** (303)706-9990 **Fax:** (303)706-9994