

Notices of Election and Demand Filed in Adams County

From October 17, 2023 Through October 17, 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: A202380118

NED Date: 10/17/2023 **Reception #:** 2023000058684
Original Sale Date: 02/14/2024
Deed of Trust Date: 12/10/2012 **Recording Date:** 12/12/2012 **Reception #:** 2012000093866
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 31, BLOCK 9, WRIGHT FARMS FILING NO. 1, SECOND AMENDED PLAT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12010 Ivy Way, Brighton, CO 80602

Original Note Amt: \$195,395.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$148,141.28 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: Jessica Renee Baros
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MICHIGAN MUTUAL, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jessica Renee Baros

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/21/2023
Last Publication Date: 01/18/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031039 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380119

NED Date: 10/17/2023 **Reception #:** 2023000058687
Original Sale Date: 02/14/2024
Deed of Trust Date: 07/23/2010 **Recording Date:** 07/28/2010 **Reception #:** 2010000049725
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 12143 Bannock St. Unit F, Westminster, CO 80234

Original Note Amt: \$78,937.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: \$58,602.52 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Tamera Rewerts
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Tamera Rewerts

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/21/2023
Last Publication Date: 01/18/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029601 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380120

NED Date: 10/17/2023 **Reception #:** 2023000058688
Original Sale Date: 02/14/2024
Deed of Trust Date: 03/26/2020 **Recording Date:** 03/26/2020 **Reception #:** 2020000027501
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 5, DEZA ESTATES, THIRD FILING COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1045 West 97Th Avenue, Northglenn, CO 80260

Original Note Amt: \$342,897.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$323,077.64 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Robert Wieder
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Robert Wieder

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/21/2023
Last Publication Date: 01/18/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027070 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380121

NED Date: 10/17/2023 **Reception #:** 2023000058689
Original Sale Date: 02/14/2024
Deed of Trust Date: 02/01/2023 **Recording Date:** 02/02/2023 **Reception #:** 2023000006117
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 2, LINDEN FILING NO. 1, AMENDMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12712 E 106Th Ave, Commerce City, CO 80022

Original Note Amt: \$553,570.00 **LoanType:** FHA **Interest Rate:** 6.5
Current Amount: \$552,566.41 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ruben Solis Aldana AND Brandon Ariel Solis Gonzalez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Zenith Home Loans, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Ruben Solis Aldana AND Brandon Ariel Solis Gonzalez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/21/2023
Last Publication Date: 01/18/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031064 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202380126

NED Date: 10/17/2023

Reception #: 2023000058880

Original Sale Date: 02/14/2024

Deed of Trust Date: 11/14/2016

Recording Date: 11/15/2016

Reception #: 2016000098590

Re-Recording Date

Re-Recorded #:

Legal: LOT 29, BLOCK 5, PERL MACK MANOR THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7001 AVRUM DRIVE, DENVER, CO 80221

Original Note Amt: \$195,000.00

LoanType: Unknown

Interest Rate: 4.500

Current Amount: \$173,280.69

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2
Current Owner:	JUAN JOSE TORRES CERVANTES AND VIRGINIA GARCIA DECORONADO
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GOTMORTGAGE.COM
Grantor (Borrower On Deed of Trust)	JUAN JOSE TORRES CERVANTES AND VIRGINIA GARCIA DECORONADO

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/21/2023

Last Publication Date: 01/18/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009848375

Phone: (303)350-3711

Fax: (303)813-1107