

Notices of Election and Demand Filed in Adams County

From October 26, 2023 Through October 26, 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: A202380144

NED Date: 10/26/2023

Reception #: 2023000060404

Original Sale Date: 02/28/2024

Deed of Trust Date: 08/17/2001

Recording Date: 08/30/2001

Reception #: CO850146

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 21, SHERRELWOOD ESTATES - FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 460 El Paso Blvd., Denver, CO 80221

Original Note Amt: \$50,000.00

LoanType: Unknown

Interest Rate: 6.750

Current Amount: \$17,768.03

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): J.P. Morgan Chase Bank, National Association, successor by merger to Bank One, N.A.

Current Owner: Enedina Soto and Jose G. Soto

Grantee (Lender On Deed of Trust): Bank One, N.A.

Grantor (Borrower On Deed of Trust) Enedina Soto and Jose G. Soto

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/04/2024

Last Publication Date: 02/01/2024

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO230115

Phone: (303)353-2965

Fax: (303)632-8183

Foreclosure Number: A202380145

NED Date: 10/26/2023

Reception #: 2023000060406

Original Sale Date: 02/28/2024

Deed of Trust Date: 07/31/2019

Recording Date: 08/01/2019

Reception #: 2019000061603

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 1, HIGH POINTE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10149 GRANBY DRIVE, Commerce City, CO 80022

Original Note Amt: \$414,682.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$368,410.84

As Of: 10/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: Ramirez, Rocio,Solis, Jose, Julian

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Jose Julian Solis AND Rocio Ramirez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/04/2024

Last Publication Date: 02/01/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031147

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202380146

NED Date: 10/26/2023 **Reception #:** 2023000060564
Original Sale Date: 02/28/2024
Deed of Trust Date: 11/26/2018 **Recording Date:** 11/27/2018 **Reception #:** 2018000094642
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 8, WYNDEMERE SUBDIVISION FILING NO.4, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172107303008

Address: 4470 E 106Th Dr, Thornton, CO 80233

Original Note Amt: \$333,841.00 **LoanType:** FHA **Interest Rate:** 6.125
Current Amount: \$276,937.36 **As Of:** 06/01/2023 **Interest Type:** Fixed

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

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/04/2024
Last Publication Date: 02/01/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031095 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202380147

NED Date: 10/26/2023 **Reception #:** 2023000060695
Original Sale Date: 02/28/2024
Deed of Trust Date: 06/25/2021 **Recording Date:** 06/29/2021 **Reception #:** 2021000077143
Re-Recording Date **Re-Recorded #:**

Legal: LOT 152, REUNION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 17592 PARKSIDE DRIVE SOUTH, Commerce City, CO 80022

Original Note Amt: \$20,000.00 **LoanType:** Conventional **Interest Rate:** 24
Current Amount: \$18,103.30 **As Of:** 12/25/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): KINGSTON CORP.
Current Owner: IDAHLINN KARRE
Grantee (Lender On Deed of Trust): KINSTON CORP.
Grantor (Borrower On Deed of Trust) IDAHLINN KARRE

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/04/2024
Last Publication Date: 02/01/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030878 **Phone:** (303)706-9990 **Fax:** (303)706-9994