

Notices of Election and Demand Filed in Adams County

From December 07, 2023 Through December 07, 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: A202380208

NED Date: 12/07/2023 **Reception #:** 2023000067836
Original Sale Date: 04/10/2024
Deed of Trust Date: 05/30/2008 **Recording Date:** 06/12/2008 **Reception #:** 2008000047307
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 3, VALLEY HI, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 451 E 78TH PLACE, DENVER, CO 80229

Original Note Amt: \$124,939.00 **LoanType:** Unknown **Interest Rate:** 5.875
Current Amount: \$122,317.83 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: JOSE L IBARRA
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): JOSE L IBARRA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024
Last Publication Date: 03/14/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009960204 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202380209

NED Date: 12/07/2023 **Reception #:** 2023000067835
Original Sale Date: 04/10/2024
Deed of Trust Date: 08/31/2021 **Recording Date:** 09/08/2021 **Reception #:** 2021000106367
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 46, Except the North 1 Foot of said Lot, Rainbow Gardens, County of Adams, State of Colorado.

Address: 6150 E 65th Ave, Commerce City, CO 80022

Original Note Amt: \$257,586.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$247,475.54 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Taunya Russaw
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Taunya Russaw

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024
Last Publication Date: 03/14/2024

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO22595 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202380210

NED Date: 12/07/2023 **Reception #:** 2023000067834
Original Sale Date: 04/10/2024
Deed of Trust Date: 12/14/2018 **Recording Date:** 12/17/2018 **Reception #:** 2018000100155
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 18, BLOCK 6, CITY VIEW HEIGHTS, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8631 Faraday St., Denver, CO 80229

Original Note Amt: \$315,185.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$306,046.03 **As Of:** 07/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Pummell, Casey,Pummell, Portia
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CASTLE & COOKE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Casey Pummell AND Portia Pummell

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/15/2024
Last Publication Date: 03/14/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027758 **Phone:** (303)706-9990 **Fax:** (303)706-9994