

Notices of Election and Demand Filed in Adams County

From February 01, 2024 Through February 01, 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: A202480300

NED Date: 02/01/2024 **Reception #:** 2024000005195
Original Sale Date: 06/05/2024
Deed of Trust Date: 04/06/2018 **Recording Date:** 04/09/2018 **Reception #:** 2018000028499
Re-Recording Date **Re-Recorded #:**

Legal: LOT 23B, AMENDED PLAT OF REPLAT OF BROADWAY NORTH PLANNED UNITED DEVELOPMENT, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0171934301061

Address: 7538 Bannock Street, Denver, CO 80221

Original Note Amt: \$208,550.00 **LoanType:** Conventional **Interest Rate:** 5.5
Current Amount: \$190,055.26 **As Of:** 09/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Michelle R Hardin
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COMMERCE HOME MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Michelle R Hardin

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/11/2024
Last Publication Date: 05/09/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031696 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480301

NED Date: 02/01/2024 **Reception #:** 2024000005194
Original Sale Date: 06/05/2024
Deed of Trust Date: 11/22/2021 **Recording Date:** 11/30/2021 **Reception #:** 2021000139063
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 25 TO 28, BLOCK 2, GRANDVIEW ADDITION TO STRASBURG, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1596 Main Street, Strasburg, CO 80136

Original Note Amt: \$336,456.00 **LoanType:** Conventional **Interest Rate:** 3.25
Current Amount: \$322,167.10 **As Of:** 09/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: David E Shaffer
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) David E Shaffer

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 04/12/2024
Last Publication Date: 05/10/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029206 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480302

NED Date: 02/01/2024 **Reception #:** 2024000005196
Original Sale Date: 06/05/2024
Deed of Trust Date: 05/09/2022 **Recording Date:** 05/17/2022 **Reception #:** 2022000043532
Re-Recording Date **Re-Recorded #:**

Legal: Lot 10, Block Two, Hillsborough Addition, City of Denver, County of Adams, State of Colorado.

Address: 3060 W Longfellow Place, Denver, CO 80221

Original Note Amt: \$645,000.00 **LoanType:** FHA **Interest Rate:** 4.530
Current Amount: \$207,324.07 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Finance of America Reverse LLC
Current Owner: James C. Shockley and Kathleen Shockley
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Advisors Group, its successors and assigns
Grantor (Borrower On Deed of Trust) James C. Shockley and Kathleen Shockley

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/11/2024
Last Publication Date: 05/09/2024

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

Attorney File Number: CO22743 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480303

NED Date: 02/01/2024 **Reception #:** 2024000005197
Original Sale Date: 06/05/2024
Deed of Trust Date: 04/10/2006 **Recording Date:** 04/19/2006 **Reception #:** 20060419000399880
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, NORFOLK PLACE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1791 Norfolk St Unit A, Aurora, CO 80011

Original Note Amt: \$84,000.00 **LoanType:** Unknown **Interest Rate:** 6.875
Current Amount: \$60,334.64 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Bank of America, N.A.
Current Owner: Essex White and Carol White
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust) Essex White and Carol White

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/11/2024
Last Publication Date: 05/09/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-973740-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480304

NED Date: 02/01/2024 **Reception #:** 2024000005201
Original Sale Date: 06/05/2024
Deed of Trust Date: 05/22/2018 **Recording Date:** 05/31/2018 **Reception #:** 2018000044085
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 1, AURORA EAST PLANNED COMMUNITY SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 19612 E Batavia Drive, Aurora, CO 80011

Original Note Amt: \$100,000.00 **LoanType:** Conventional **Interest Rate:** 9.89
Current Amount: \$50,068.71 **As Of:** 09/15/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION
Current Owner: Eric J Whitcomb and Maria Veronica Whitcomb
Grantee (Lender On Deed of Trust): PUBLIC SERVICE CREDIT UNION
Grantor (Borrower On Deed of Trust): Eric J. Whitcomb

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/11/2024
Last Publication Date: 05/09/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 21-025717 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480305

NED Date: 02/01/2024 **Reception #:**
Original Sale Date: 06/05/2024
Deed of Trust Date: 09/08/2004 **Recording Date:** 09/17/2004 **Reception #:** 20040917000917680
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, LOGAN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 6411 EAST 62ND PLACE, Commerce City, CO 80022

Original Note Amt: \$205,910.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$100,676.16 **As Of:** 08/01/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Juan M. Rodelo
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR METRO FUNDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Juan M. Rodelo

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/11/2024
Last Publication Date: 05/09/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-031761 **Phone:** (303)706-9990 **Fax:** (303)706-9994