Notices of Election and Demand Filed in Adams County

From May 16, 2024 Through May 16, 2024

Foreclosure Numb	er: A20248046	6			
NED Date: Driginal Sale Date:	05/16/2024 09/18/2024	Reception #:	2024000026117		
Deed of Trust Date:	07/27/2022	Recording Date: Re-Recording Date	08/02/2022	Reception #: Re-Recorded #:	2022000065825
Legal: LOT 125, RE APN #: 01723		6, COUNTY OF ADAMS, ST	TATE OF COLORADO.		
Address: 17753 Ea	st 103rd Avenue, Comr	nerce City, CO 80022			
Original Note Amt: Current Amount:	\$432,618.00 \$317,865.88	LoanType: As Of:	FHA 01/01/2024	Interest Rate: Interest Type:	8 Fixed
Current Lender (Be	eneficiary):	COLORADO HOUSING	AND FINANCE AUTHOR	ITY	
Current Owner:		Elbert B. Johnson IV AND	Kaitlen J. Dreher		
Grantee (Lender O	n Deed of Trust):			TEMS, INC. AS NOMINEE I	FOR
Cuantan (De	On Dood of T	AMERIFIRST FINANCIA Elbert B. Johnson IV AND	AL, INC., ITS SUCCESSO	RS AND ASSIGNS	
Grantor (Borrower	On Deeu of Trust)	Elbert B. Johnson IV ANL	Kaluen J. Drener		
Publication: Nort	hglenn-Thornton Sentin				
A 44 6 D6		Last Publication Dat	e: 08/22/2024		
Attorney for Benefic	Janeway L	aw Firm PC			
	om 24.022224	Dho	(202)706,0000	$\mathbf{E}_{\mathbf{a}\mathbf{y}} = (20)$	2)706 0004
			ne: (303)706-9990	Fax: (30)	3)706-9994
Attorney File Numb Foreclosure Numb	er: A20248046'	7		Fax: (30)	3)706-9994
Foreclosure Numb	er: A20248046' 05/16/2024		ne: (303)706-9990 2024000026118	Fax: (30)	3)706-9994
Foreclosure Numb NED Date: Driginal Sale Date:	er: A20248046' 05/16/2024 09/18/2024	7 Reception #:	2024000026118		
Foreclosure Numb	er: A20248046' 05/16/2024	7		Fax: (30. Reception #: Re-Recorded #:	<u>3)706-9994</u> 2021000062883
Foreclosure Numb NED Date: Original Sale Date: Deed of Trust Date: Legal: ALL THE RE OF ADAMS,	er: A20248046' 05/16/2024 09/18/2024 05/18/2021 AL PROPERTY TOGE STATE OF COLORAD	7 Reception #: Recording Date: Re-Recording Date	2024000026118 05/25/2021 NTS, IF ANY, SITUATE, I WS:	Reception #: Re-Recorded #: LYING AND BEING IN THE	2021000062883
Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: ALL THE RE OF ADAMS, LOT 45, BLO	er: A20248046' 05/16/2024 09/18/2024 05/18/2021 AL PROPERTY TOGE STATE OF COLORAD	7 Reception #: Recording Date: Re-Recording Date THER WITH IMPROVEME O DESCRIBED AS FOLLO I-THIRD FILING, COUNTY	2024000026118 05/25/2021 NTS, IF ANY, SITUATE, I WS:	Reception #: Re-Recorded #: LYING AND BEING IN THE	2021000062883
Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: ALL THE RE OF ADAMS, LOT 45, BLO	er: A20248046' 05/16/2024 09/18/2024 05/18/2021 AL PROPERTY TOGE STATE OF COLORAD CK 3, NORTH GLENN	7 Reception #: Recording Date: Re-Recording Date THER WITH IMPROVEME O DESCRIBED AS FOLLO I-THIRD FILING, COUNTY	2024000026118 05/25/2021 NTS, IF ANY, SITUATE, I WS:	Reception #: Re-Recorded #: LYING AND BEING IN THE	2021000062883
Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: ALL THE RE OF ADAMS, LOT 45, BLO Address: 9960 Me Original Note Amt:	er: A20248046' 05/16/2024 09/18/2024 05/18/2021 AL PROPERTY TOGE STATE OF COLORAD CK 3, NORTH GLENN lody Dr, Thornton, CO 3 \$222,000.00 \$219,100.77	7 Reception #: Recording Date: Re-Recording Date THER WITH IMPROVEME O DESCRIBED AS FOLLO V-THIRD FILING, COUNTY 80260 LoanType:	2024000026118 05/25/2021 NTS, IF ANY, SITUATE, I WS: Y OF ADAMS, STATE OF 0	Reception #: Re-Recorded #: LYING AND BEING IN THE COLORADO. Interest Rate:	2021000062883 COUNTY 2.625
Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: ALL THE RE OF ADAMS, LOT 45, BLO Address: 9960 Me Original Note Amt: Current Amount:	er: A20248046' 05/16/2024 09/18/2024 05/18/2021 AL PROPERTY TOGE STATE OF COLORAD CK 3, NORTH GLENN lody Dr, Thornton, CO 3 \$222,000.00 \$219,100.77	7 Reception #: Recording Date: Re-Recording Date THER WITH IMPROVEME O DESCRIBED AS FOLLO O DESCRIBED AS FOLLO O DESCRIBED AS FOLLO 80260 LoanType: As Of:	2024000026118 05/25/2021 NTS, IF ANY, SITUATE, I WS: Y OF ADAMS, STATE OF 0	Reception #: Re-Recorded #: LYING AND BEING IN THE COLORADO. Interest Rate:	2021000062883 COUNTY 2.625
Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: ALL THE RE OF ADAMS, LOT 45, BLO Address: 9960 Me Original Note Amt: Current Amount: Current Lender (Bo Current Owner: Grantee (Lender O	er: A20248046' 05/16/2024 09/18/2024 05/18/2021 AL PROPERTY TOGE STATE OF COLORAD CK 3, NORTH GLENN lody Dr, Thornton, CO 3 \$222,000.00 \$219,100.77 eneficiary):	7 Reception #: Recording Date: Re-Recording Date: Re-Recording Date THER WITH IMPROVEME O DESCRIBED AS FOLLO I-THIRD FILING, COUNTY 80260 LoanType: As Of: IoanDepot.com, LLC Sandra D. Reddall Mortgage Electronic Regis Successors and Assigns	2024000026118 05/25/2021 NTS, IF ANY, SITUATE, I WS: Y OF ADAMS, STATE OF O Unknown	Reception #: Re-Recorded #: LYING AND BEING IN THE COLORADO. Interest Rate:	2021000062883 COUNTY 2.625 Fixed
Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: ALL THE RE OF ADAMS, LOT 45, BLO Address: 9960 Me Original Note Amt: Current Amount: Current Lender (Bo Current Owner: Grantee (Lender O Grantor (Borrower	er: A20248046' 05/16/2024 09/18/2024 05/18/2021 AL PROPERTY TOGE STATE OF COLORAD CK 3, NORTH GLENN lody Dr, Thornton, CO 3 \$222,000.00 \$219,100.77 eneficiary): n Deed of Trust): On Deed of Trust)	7 Reception #: Recording Date: Re-Recording Date: Re-Recording Date: THER WITH IMPROVEME O DESCRIBED AS FOLLO I-THIRD FILING, COUNTY 80260 LoanType: As Of: IoanDepot.com, LLC Sandra D. Reddall Mortgage Electronic Regis Successors and Assigns Sandra D. Reddall	2024000026118 05/25/2021 NTS, IF ANY, SITUATE, I WS: OF ADAMS, STATE OF O Unknown	Reception #: Re-Recorded #: LYING AND BEING IN THE COLORADO. Interest Rate: Interest Type:	2021000062883 COUNTY 2.625 Fixed
Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: ALL THE RE OF ADAMS, LOT 45, BLO Address: 9960 Me Original Note Amt: Current Amount: Current Lender (Bo Current Owner: Grantee (Lender O Grantor (Borrower	er: A20248046' 05/16/2024 09/18/2024 05/18/2021 AL PROPERTY TOGE STATE OF COLORAD CK 3, NORTH GLENN lody Dr, Thornton, CO 3 \$222,000.00 \$219,100.77 eneficiary):	7 Reception #: Recording Date: Re-Recording Date: Re-Recording Date: THER WITH IMPROVEME O DESCRIBED AS FOLLO I-THIRD FILING, COUNTY 80260 LoanType: As Of: IoanDepot.com, LLC Sandra D. Reddall Mortgage Electronic Regis Successors and Assigns Sandra D. Reddall	2024000026118 05/25/2021 NTS, IF ANY, SITUATE, I WS: OF ADAMS, STATE OF O Unknown	Reception #: Re-Recorded #: LYING AND BEING IN THE COLORADO. Interest Rate: Interest Type:	2021000062883 COUNTY 2.625 Fixed
Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: ALL THE RE OF ADAMS, LOT 45, BLO Address: 9960 Me Original Note Amt: Current Amount: Current Lender (Bo Current Owner: Grantee (Lender O Grantor (Borrower	er: A20248046' 05/16/2024 09/18/2024 05/18/2021 AL PROPERTY TOGE STATE OF COLORAD CK 3, NORTH GLENN lody Dr, Thornton, CO 3 \$222,000.00 \$219,100.77 eneficiary): n Deed of Trust): On Deed of Trust) hglenn-Thornton Sentin	7 Reception #: Recording Date: Re-Recording Date: Re-Recording Date: Re-Recording Date: Re-Recording Date: Re-Recording Date: THER WITH IMPROVEME O DESCRIBED AS FOLLO I-THIRD FILING, COUNTY 80260 LoanType: As Of: IoanDepot.com, LLC Sandra D. Reddall Mortgage Electronic Regis Successors and Assigns Sandra D. Reddall Mortgage Sandra D. Reddall Prist Publication Da	2024000026118 05/25/2021 NTS, IF ANY, SITUATE, I WS: OF ADAMS, STATE OF O Unknown	Reception #: Re-Recorded #: LYING AND BEING IN THE COLORADO. Interest Rate: Interest Type:	2021000062883 COUNTY 2.625 Fixed

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From May 16, 2024 Through May 16, 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: A202480468							
NED Date:	05/16/2024	Reception #:	2024000026177				
Original Sale Date:	09/18/2024						
Deed of Trust Date:	02/24/2023	Recording Date:	02/28/2023	Reception #:	2023000010456		
		Re-Recording Date		Re-Recorded #:			
Legal: LOT 13, BLOCK 2, STRASBURG EAST SUBDIVISION SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.							

Address: 2322 Asoka Street, Strasburg, CO 80136

Original Note Amt: Current Amount:	\$443,813.00 \$439,807.90	LoanType: As Of:	FHA 01/01/2024	Interest Rate:6.5Interest Type:Fixed		
Current Lender (Beneficiary):		COLORADO HOUSING A	AND FINANCE AUTHOR	ITY		
Current Owner:		Kathryn R Larsen AND En	nily P Larsen			
Grantee (Lender On Deed of Trust): Grantor (Borrower On Deed of Trust)		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS Kathryn R Larsen AND Emily P Larsen				
Publication: Eastern	Colorado News (I-7	0 Sco First Publication Dat	e: 07/26/2024			
		Last Publication Date	e: 08/23/2024			
Attorney for Beneficia	ry: Janeway L	aw Firm PC				
Attorney File Number	: 24-032352	Phon	e: (303)706-9990	Fax: (303)706-9994		