## Notices of Election and Demand Filed in Adams County

## From May 30, 2024 Through May 30, 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: A202480479

**NED Date:** 05/30/2024 **Reception #:** 2024000028678

Original Sale Date: 10/02/2024

**Deed of Trust Date:** 05/07/2021 **Recording Date:** 05/14/2021 **Reception #:** 2021000059150

Re-Recording Date Re-Recorded #:

Legal: LOT 33, BLOCK 2, CALAHAN SUBDIVISION THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7910 Newport St, Commerce City, CO 80022

Original Note Amt:\$378,026.00LoanType:FHAInterest Rate:3Current Amount:\$357,842.62As Of:01/01/2024Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Eduardo Alejandro Hernandez

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR

PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Eduardo Alejandro Hernandez

 Publication:
 Northglenn-Thornton Sentinel
 First Publication Date:
 08/08/2024

**Last Publication Date:** 09/05/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 24-032371 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480480

**NED Date:** 05/30/2024 **Reception #:** 2024000028716

Original Sale Date: 10/02/2024

**Deed of Trust Date:** 03/02/2017 **Recording Date:** 03/07/2017 **Reception #:** 2017000020379

Re-Recording Date Re-Recorded #:

Legal: LOT 8, ELMWOOD PARK, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1405 W 78th Cir, Denver, CO 80221

Original Note Amt:\$202,429.00LoanType:FHAInterest Rate:4.250Current Amount:\$172,953.48As Of:Interest Type:Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC

Current Owner: Ernesto Villalobos

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a

California Corporation, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Ernesto Villalobos

Publication: Northglenn-Thornton Sentinel First Publication Date: 08/08/2024

**Last Publication Date:** 09/05/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

**Attorney File Number:** CO-24-989394-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480481

**NED Date:** 05/30/2024 **Reception #:** 2024000028875

Original Sale Date: 10/02/2024

**Deed of Trust Date:** 05/01/2022 **Recording Date:** 05/10/2022 **Reception #:** 2022000041625

Re-Recording Date Re-Recorded #:

Legal: Lot Thirteen (13), Block Thirty-Three (33), Northglenn, Second Filing, County of Adams, State of Colorado

Address: 209 Muriel Dr, Northglenn, CO 80233

Original Note Amt:\$386,650.00LoanType:UnknownInterest Rate:4.000Current Amount:\$376,509.10As Of:Interest Type:Fixed

Current Lender (Beneficiary): New American Funding, LLC FKA Broker Solutions Inc., DBA New American Funding

Current Owner: Barbara Ann Shaw, John Dereck Shaw, Michael Edward Shaw

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker

Solutions, Inc., dba New American Funding, its successors and assigns

Grantor (Borrower On Deed of Trust)

Barbara Ann Shaw, John Dereck Shaw, Michael Edward Shaw

Publication: Northglenn-Thornton Sentinel First Publication Date: 08/08/2024

**Last Publication Date:** 09/05/2024

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

**Attorney File Number:** CO23229 **Phone:** (303)274-0155 **Fax:** (303)274-0159