

# Notices of Election and Demand Filed in Adams County

From June 27, 2024 Through June 27, 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:** A202480527

**NED Date:** 06/27/2024      **Reception #:** 2024000034576  
**Original Sale Date:** 10/30/2024  
**Deed of Trust Date:** 10/31/2019      **Recording Date:** 11/27/2019      **Reception #:** 2019000103355  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

PARCEL ID NUMBER: 0182110104013

**Address:** 6279 North Fundy Street, Aurora, CO 80019

**Original Note Amt:** \$397,664.00      **LoanType:** FHA      **Interest Rate:** 4.375  
**Current Amount:** \$369,163.60      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Daniel Rodriguez AND Michelle Mayagoitia  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Daniel Rodriguez AND Michelle Mayagoitia

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/05/2024  
**Last Publication Date:** 10/03/2024

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

**Attorney File Number:** 22-029069      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480528

**NED Date:** 06/27/2024      **Reception #:** 2024000034574  
**Original Sale Date:** 10/30/2024  
**Deed of Trust Date:** 12/28/2007      **Recording Date:** 01/10/2008      **Reception #:** 2008000002535  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 20, BLOCK 4, PHEASANT RIDGE P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 392 LAS LOMAS STREET, BRIGHTON, CO 80601

**Original Note Amt:** \$272,228.00      **LoanType:** FHA      **Interest Rate:** 3.875  
**Current Amount:** \$264,423.70      **As Of:** 02/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SELENE FINANCE LP  
**Current Owner:** Christopher K. Fushimi and Shonette M. Fushimi  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Christopher K. Fushimi

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/05/2024  
**Last Publication Date:** 10/03/2024

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

**Attorney File Number:** 19-021353      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480529

**NED Date:** 06/27/2024

**Reception #:** 2024000034575

**Original Sale Date:** 10/30/2024

**Deed of Trust Date:** 08/16/2017

**Recording Date:** 09/06/2017

**Reception #:** 2017000077847

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 19, BLOCK 3, PERL-MACK MANOR THIRTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 2051 W. 74th Avenue, Denver, CO 80221

**Original Note Amt:** \$1,437,000.00

**LoanType:** Unknown

**Interest Rate:** 5.750

**Current Amount:** \$561,180.88

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, NATIONAL ASSOCIATION

**Current Owner:** LEVI REISWIG

**Grantee (Lender On Deed of Trust):** WELLS FARGO BANK, NATIONAL ASSOCIATION

**Grantor (Borrower On Deed of Trust):** LEVI REISWIG

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

**Last Publication Date:** 10/03/2024

**Attorney for Beneficiary:** Brown Dunning Walker Fein Drusch P.C.

**Attorney File Number:** 3942-079 B

**Phone:** (303)329-3363

**Fax:** (303)393-8438