

Notices of Election and Demand Filed in Adams County

From August 29, 2024 Through August 29, 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: A202480628

NED Date: 08/29/2024 **Reception #:** 2024000047371
Original Sale Date: 12/18/2024
Deed of Trust Date: 07/17/2019 **Recording Date:** 07/23/2019 **Reception #:** 2019000058267
Re-Recording Date **Re-Recorded #:**

Legal: LOT 29, IN BLOCK 6, PERL-MACK MANOR, FOURTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7033 Elati St, Denver, CO 80221

Original Note Amt: \$338,751.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$308,286.95 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Brenda Y. Aerts and Dario A. Martinez and Devin A. Martinez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc.. as Beneficiary, as nominee for Universal Lending Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Brenda Y. Aerts and Dario A. Martinez and Devin A. Martinez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/31/2024
Last Publication Date: 11/28/2024

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

Attorney File Number: CO22076 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480629

NED Date: 08/29/2024 **Reception #:** 2024000047372
Original Sale Date: 12/18/2024
Deed of Trust Date: 10/23/2020 **Recording Date:** 10/27/2020 **Reception #:** 2020000109434
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 7, CORONADO SUBDIVISION FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171926411001

Address: 8289 Race Street, Denver, CO 80229

Original Note Amt: \$358,388.00 **LoanType:** FHA **Interest Rate:** 3.75
Current Amount: \$336,036.78 **As Of:** 03/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: Adra Leech AND Christopher Robinson
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NOVA FINANCIAL & INVESTMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Adra Leech AND Christopher Robinson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/31/2024
Last Publication Date: 11/28/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032985 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480630

NED Date: 08/29/2024

Reception #: 2024000047450

Original Sale Date: 12/18/2024

Deed of Trust Date: 06/09/2006

Recording Date: 06/21/2006

Reception #: 20060621000632890

Re-Recording Date

Re-Recorded #:

Legal: Lot 5, Block 11, Gateway Park Addition, County of Adams, State of Colorado.

Address: 1760 Joliet S, Aurora, CO 80010

Original Note Amt: \$120,000.00

LoanType: CONV

Interest Rate: 4

Current Amount: \$103,835.85

As Of: 04/01/2024

Interest Type: Fixed

Current Lender (Beneficiary):	U.S. Bank Trust National Association, as Trustee of Brackenridge Mortgage Trust
Current Owner:	Heriberto Rodriguez Chavez
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for Best Decision Mortgage Corp.
Grantor (Borrower On Deed of Trust)	Heriberto Rodriguez Chavez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/31/2024

Last Publication Date: 11/28/2024

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 24CO00374-1

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