

Notices of Election and Demand Filed in Adams County

From April 06, 2023 Through April 06, 2023

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: A202379816

NED Date:	04/06/2023	Reception #:	2023000018504		
Original Sale Date:	08/09/2023				
Deed of Trust Date:	07/23/2010	Recording Date:	07/28/2010	Reception #:	2010000049725
		Re-Recording Date		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 12143 Bannock St. Unit F, Westminster, CO 80234

Original Note Amt:	\$78,937.00	LoanType:	FHA	Interest Rate:	5
Current Amount:	\$59,838.85	As Of:	11/01/2022	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Tamera Rewerts
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Tamera Rewerts

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	06/15/2023
		Last Publication Date:	07/13/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number:	23-029601	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: A202379817

NED Date:	04/06/2023	Reception #:	2023000018527		
Original Sale Date:	08/09/2023				
Deed of Trust Date:	04/14/2020	Recording Date:	04/16/2020	Reception #:	2020000035174
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 139, THE AMENDED PLAT OF WESTMINSTER HOMES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8015 Wolff Street, Unit D, Westminster, CO 80031

Original Note Amt:	\$216,015.00	LoanType:	FHA	Interest Rate:	3.750
Current Amount:	\$211,366.13	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	CrossCountry Mortgage, LLC
Current Owner:	Rebecca Marie Lyman and Nancy E. Lyman
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for CrossCountry Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Rebecca Marie Lyman and Nancy E. Lyman

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	06/15/2023
		Last Publication Date:	07/13/2023

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number:	7729.0261	Phone:	(303)623-1800	Fax:	(303)623-0552
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Foreclosure Number: A202379818

NED Date: 04/06/2023 **Reception #:** 2023000018568
Original Sale Date: 08/09/2023
Deed of Trust Date: 02/12/2019 **Recording Date:** 02/20/2019 **Reception #:** 2019000012070
Re-Recording Date **Re-Recorded #:**

Legal: Lot 82, Block 1, Weatherstone Subdivision, County of Adams, State of Colorado.

Address: 11705 Zenobia Loop, Westminster, CO 80031

Original Note Amt: \$185,000.00 **LoanType:** Unknown **Interest Rate:** 8.375
Current Amount: \$179,563.75 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Angel Oak Mortgage Fund EU Trust
Current Owner: Anthony Graham and Nina Graham
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Global Equity Finance, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Anthony Graham and Nina Graham

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/15/2023
Last Publication Date: 07/13/2023

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

Attorney File Number: CO10276 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202379819

NED Date: 04/06/2023 **Reception #:** 2023000018717
Original Sale Date: 08/09/2023
Deed of Trust Date: 09/08/2006 **Recording Date:** 09/26/2006 **Reception #:** 20060926000970410
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 24, SUNSET RIDGE, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3490 Kellogg Pl, Westminster, CO 80031

Original Note Amt: \$98,000.00 **LoanType:** Conventional **Interest Rate:** 3.5
Current Amount: \$49,785.51 **As Of:** 05/25/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Current Owner: JEFFREY A. SANCHEZ, JR.
Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.
Grantor (Borrower On Deed of Trust) Andrew J Alvarez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/15/2023
Last Publication Date: 07/13/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-028578 **Phone:** (303)706-9990 **Fax:** (303)706-9994