Notices of Election and Demand Filed in Adams County

From June 27, 2023 Through June 27, 2023

Foreclosure Numb	er: A202379951	l			
NED Date:	06/27/2023	Reception #:	2023000036041		
Driginal Sale Date:	10/25/2023				
Deed of Trust Date:	06/20/2019	Recording Date:	07/03/2019	Reception #:	2019000051901
		Re-Recording Date		Re-Recorded #:	
egal: LOT II, BLO	CK /, BRIGHTON CR	OSSING FILING NO. 3, CO	UNIY OF ADAMS, STATE	E OF COLORADO.	
Address: 183 Mt B	eierstadt St, Brighton, Co	O 80601			
Original Note Amt:	\$387,040.00	LoanType:	FHA	Interest Rate:	4.875
Current Amount:	\$386,086.27	As Of:	10/01/2019	Interest Type:	Fixed
Current Lender (Be	eneficiary):	COLORADO HOUSING	AND FINANCE AUTHORI	ITY	
Current Owner:		Ricardo Rojas, II			
Grantee (Lender O	n Deed of Trust):	MORTGAGE ELECTRO	NIC REGISTRATION SYST	TEMS, INC. AS NOMINEE	FOR
	,	GUARANTEED RATE, II	NC., ITS SUCCESSORS AN	ND ASSIGNS	
Grantor (Borrower	On Deed of Trust)	Ricardo Rojas, II			
			te: 08/31/2023		
	On Deed of Trust)				
Publication: Nort	hglenn-Thornton Sentin	el First Publication Da			
	hglenn-Thornton Sentine	el First Publication Da Last Publication Dat aw Firm PC	te: 09/28/2023	Fax: (3)	03)706-9994
Publication: Nort	hglenn-Thornton Sentine iary: Janeway La er: 20-024130	el First Publication Da Last Publication Dat aw Firm PC Pho	te: 09/28/2023	Fax: (3)	03)706-9994
Publication: Nort Attorney for Benefic Attorney File Numb	hglenn-Thornton Sentine ciary: Janeway La er: 20-024130 er: A202379952	el First Publication Da Last Publication Dat aw Firm PC Phone	te: 09/28/2023	Fax: (3)	03)706-9994
Publication: Nort Attorney for Benefic Attorney File Numb Foreclosure Numb NED Date:	hglenn-Thornton Sentine iary: Janeway La er: 20-024130	el First Publication Da Last Publication Dat aw Firm PC Pho	te: 09/28/2023 ne: (303)706-9990	Fax: (3)	03)706-9994
Publication: North Attorney for Benefic Market Attorney File Numb North Foreclosure Numb	hglenn-Thornton Sentine iary: Janeway La er: 20-024130 er: A202379952 06/27/2023	el First Publication Da Last Publication Dat aw Firm PC Phone	te: 09/28/2023 ne: (303)706-9990	Fax: (3) Reception #:	03)706-9994 2021000139900

Address: 965 E 108th Avenue, Northglenn, CO 80233

Original Note Amt: Current Amount:	\$495,853.00 \$488,029.17	LoanType: As Of:	FHA	Interest Rate: Interest Type:	4.625 Fixed
Current Lender (Bene	eficiary):	Data Mortgage, Inc. DBA, H	Essex Mortgage		
Current Owner:		Andrea R. Torres and Elizab	beth M. Torres		
Grantee (Lender On I	Deed of Trust):	Equity Mortgage, LLC dba	meMortgage., its successo	eneficiary, as nominee for Homo ors and assigns	etown
Grantor (Borrower O	n Deed of Trust)	Andrea R. Torres and Elizab	beth M. Torres		
Publication: Northg	lenn-Thornton Sentin	el First Publication Date	: 08/31/2023		
		Last Publication Dates	: 09/28/2023		
Attorney for Beneficia	ry: Halliday, V	Watkins & Mann, P.C.			
Attorney File Number	: CO21970	Phone	e: (303)274-0155	Fax: (303))274-0159

Notices of Election and Demand Filed in Adams County

From June 27, 2023 Through June 27, 2023

	10000000					
Foreclosure Numb			2022000026045			
NED Date: Original Sale Date:	06/27/2023 10/25/2023	Reception #:	2023000036045			
Deed of Trust Date:	04/23/2021	Recording Date: Re-Recording Date	04/28/2021	Reception #: Re-Recorded #:	2021000051962	
Legal: LOT 21, BLC	OCK 7, HYLAND GRE	ENS SUBDIVISION FILING	NO. 4, COUNTY OF ADA	MS, STATE OF COLORAE)O.	
Address: 4661 W	100th Ave, Westminster	r, CO 80031				
Original Note Amt: Current Amount:	\$201,000.00 \$191,944.50	LoanType: As Of:	Conventional 02/01/2023	Interest Rate: Interest Type:	2.75 Fixed	
Current Lender (Be	eneficiary):	JPMORGAN CHASE BA	NK, NATIONAL ASSOCIA	ATION		
Current Owner:		David Ward Faulk				
Grantee (Lender On Deed of Trust):		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR				
					ION	
Grantor (Borrower			NG, INC., ITS SUCCESSOF			
Grantor (Borrower Publication: Nort	On Deed of Trust) hglenn-Thornton Sentin	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat	NG, INC., ITS SUCCESSOF te: 08/31/2023			
Grantor (Borrower Publication: Nort Attorney for Benefic	On Deed of Trust) hglenn-Thornton Sentin ciary: Janeway I	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat	NG, INC., ITS SUCCESSOF te: 08/31/2023 te: 09/28/2023	RS AND ASSIGNS		
Grantor (Borrower Publication: Nort Attorney for Benefic Attorney File Numb	On Deed of Trust) hglenn-Thornton Sentin ciary: Janeway I per: 23-03030	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat Law Firm PC 0 Pho	NG, INC., ITS SUCCESSO te: 08/31/2023 te: 09/28/2023	RS AND ASSIGNS	03)706-9994	
Grantor (Borrower Publication: Nort Attorney for Benefic Attorney File Numb Foreclosure Numb	On Deed of Trust) hglenn-Thornton Sentin ciary: Janeway I per: 23-030300 per: A20237995	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat Law Firm PC 0 Phone 54	NG, INC., ITS SUCCESSOF te: 08/31/2023 te: 09/28/2023 ne: (303)706-9990	RS AND ASSIGNS		
Grantor (Borrower Publication: Nort Attorney for Benefic Attorney File Numb Foreclosure Numb NED Date:	On Deed of Trust) hglenn-Thornton Sentin ciary: Janeway I per: 23-030300 per: A20237995 06/27/2023	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat Law Firm PC 0 Pho	NG, INC., ITS SUCCESSOF te: 08/31/2023 te: 09/28/2023	RS AND ASSIGNS		
Grantor (Borrower Publication: Nort Attorney for Benefic Attorney File Numb Foreclosure Numb	On Deed of Trust) hglenn-Thornton Sentin ciary: Janeway I per: 23-030300 per: A20237995	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat Law Firm PC 0 Phone 54	NG, INC., ITS SUCCESSOF te: 08/31/2023 te: 09/28/2023 ne: (303)706-9990	RS AND ASSIGNS		
Grantor (Borrower Publication: Nort Attorney for Benefic Attorney File Numb Foreclosure Numb NED Date: Original Sale Date:	On Deed of Trust) hglenn-Thornton Sentin ciary: Janeway I per: 23-030300 per: A20237995 06/27/2023 10/25/2023 06/30/2016 06/30/2016	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat Law Firm PC 0 Phon 54 Reception #: Recording Date:	NG, INC., ITS SUCCESSOF te: 08/31/2023 te: 09/28/2023 ne: (303)706-9990 2023000036159	RS AND ASSIGNS Fax: (30 Reception #:	03)706-9994	
Grantor (Borrower Publication: Nort Attorney for Benefic Attorney File Numb Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: Legal Descrip	On Deed of Trust) hglenn-Thornton Sentin ciary: Janeway I per: 23-030300 per: A20237995 06/27/2023 10/25/2023 06/30/2016 06/30/2016	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat Caw Firm PC 0 Phon 54 Reception #: Recording Date: Re-Recording Date	NG, INC., ITS SUCCESSOF te: 08/31/2023 te: 09/28/2023 ne: (303)706-9990 2023000036159	RS AND ASSIGNS Fax: (30 Reception #:	03)706-9994	
Grantor (Borrower Publication: Nort Attorney for Benefic Attorney File Numb Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: Legal Descrip	On Deed of Trust) hglenn-Thornton Sentin ciary: Janeway I per: 23-030300 per: A20237995 06/27/2023 10/25/2023 06/30/2016 of an Attached	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat Caw Firm PC 0 Phon 54 Reception #: Recording Date: Re-Recording Date	NG, INC., ITS SUCCESSOF te: 08/31/2023 te: 09/28/2023 ne: (303)706-9990 2023000036159	RS AND ASSIGNS Fax: (30 Reception #:	03)706-9994	
Grantor (Borrower Publication: Nort Attorney for Benefic Attorney File Numb Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: Legal Descrip Address: 16185 E	On Deed of Trust) hglenn-Thornton Sentin ciary: Janeway I per: 23-030300 per: A20237995 06/27/2023 10/25/2023 06/30/2016 otion Attached	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat Caw Firm PC 0 Phon 64 Reception #: Recording Date: Re-Recording Date City, CO 80022	NG, INC., ITS SUCCESSOF te: 08/31/2023 te: 09/28/2023 ne: (303)706-9990 2023000036159 07/05/2016	RECEPTION #: Reception #: Re-Recorded #:	03)706-9994 2016000052962	
Grantor (Borrower Publication: Nort Attorney for Benefic Attorney File Numb Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: Legal Descrip Address: 16185 E Original Note Amt:	On Deed of Trust) hglenn-Thornton Sentin ciary: Janeway I per: 23-030300 per: A20237995 06/27/2023 06/27/2023 10/25/2023 06/30/2016 otion Attached 104th Ave, Commerce \$340,353.00 \$273,015.30	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat Caw Firm PC 0 Phon Reception #: Recording Date: Re-Recording Date: City, CO 80022 LoanType:	NG, INC., ITS SUCCESSOF te: 08/31/2023 te: 09/28/2023 ne: (303)706-9990 2023000036159 07/05/2016 FHA	RS AND ASSIGNS Fax: (30 Reception #: Re-Recorded #: Interest Rate:	03)706-9994 2016000052962 3.625	
Grantor (Borrower Publication: Nort Attorney for Benefic Attorney File Numb Foreclosure Numb NED Date: Driginal Sale Date: Deed of Trust Date: Legal: Legal Descrip Address: 16185 E Original Note Amt: Current Amount:	On Deed of Trust) hglenn-Thornton Sentin ciary: Janeway I per: 23-030300 per: A20237995 06/27/2023 06/27/2023 10/25/2023 06/30/2016 otion Attached 104th Ave, Commerce \$340,353.00 \$273,015.30	SYNERGY ONE LENDIN David Ward Faulk nel First Publication Dat Last Publication Dat Last Publication Dat Last Publication Dat City, CO 80022 LoanType: As Of:	NG, INC., ITS SUCCESSOF te: 08/31/2023 te: 09/28/2023 ne: (303)706-9990 2023000036159 07/05/2016 FHA	RS AND ASSIGNS Fax: (30 Reception #: Re-Recorded #: Interest Rate:	03)706-9994 2016000052962 3.625	

Phone: (877)369-6122

Fax: (186)689-47369

CO-23-959727-LL

Attorney File Number:

Notices of Election and Demand Filed in Adams County

From June 27, 2023 Through June 27, 2023

•	blic Trustee makes ct your own due dili	no representation or warra igence.	anties about the accura	cy or adequacy of these re	eports.
Foreclosure Numb	er: A20237995	5			
			2022000026250		
NED Date:	06/27/2023	Reception #:	2023000036259		
Original Sale Date: Deed of Trust Date:	10/25/2023 12/21/2021	Recording Date: Re-Recording Date	12/28/2021	Reception #: Re-Recorded #:	2021000149676
Legal: LOT 3, BLOC APN #: 01823		A SUBDIVISION 2ND FILIN	G, COUNTY OF ADAMS	, STATE OF COLORADO.	
Address: 6515 E 62	2Nd Pl, Commerce Cit	ry, CO 80022-3567			
	2Nd Pl, Commerce Cit \$351,515.00	y, CO 80022-3567 LoanType:	FHA	Interest Rate:	3.25
Original Note Amt:		•	FHA 02/01/2023	Interest Rate: Interest Type:	3.25 Fixed
Original Note Amt:	\$351,515.00 \$343,200.16	LoanType: As Of:		Interest Type:	
Original Note Amt: Current Amount:	\$351,515.00 \$343,200.16	LoanType: As Of:	02/01/2023 AND FINANCE AUTHOR	Interest Type:	
Original Note Amt: Current Amount: Current Lender (Be	\$351,515.00 \$343,200.16	LoanType: As Of: COLORADO HOUSING A Raul Hernandez AND Saln MORTGAGE ELECTRON	02/01/2023 AND FINANCE AUTHOR na Gomez NIC REGISTRATION SYS	Interest Type: UTY STEMS, INC. AS NOMINEE	Fixed
Original Note Amt: Current Amount: Current Lender (Be Current Owner:	\$351,515.00 \$343,200.16 meficiary): n Deed of Trust):	LoanType: As Of: COLORADO HOUSING A Raul Hernandez AND Saln MORTGAGE ELECTRON	02/01/2023 AND FINANCE AUTHOR na Gomez VIC REGISTRATION SYS CORPORATION, ITS SUC	Interest Type:	Fixed
Original Note Amt: Current Amount: Current Lender (Be Current Owner: Grantee (Lender Or Grantor (Borrower	\$351,515.00 \$343,200.16 meficiary): n Deed of Trust): On Deed of Trust) nglenn-Thornton Sentin	LoanType: As Of: COLORADO HOUSING A Raul Hernandez AND Saln MORTGAGE ELECTRON UNIVERSAL LENDING (Raul Hernandez AND Saln nel First Publication Dat Last Publication Dat	02/01/2023 AND FINANCE AUTHOR na Gomez NIC REGISTRATION SYS CORPORATION, ITS SUC na Gomez te: 08/31/2023	Interest Type: UTY STEMS, INC. AS NOMINEE	Fixed
Original Note Amt: Current Amount: Current Lender (Be Current Owner: Grantee (Lender Or Grantor (Borrower	\$351,515.00 \$343,200.16 meficiary): n Deed of Trust): On Deed of Trust) nglenn-Thornton Sentin	LoanType: As Of: COLORADO HOUSING A Raul Hernandez AND Saln MORTGAGE ELECTRON UNIVERSAL LENDING (Raul Hernandez AND Saln nel First Publication Dat	02/01/2023 AND FINANCE AUTHOR na Gomez NIC REGISTRATION SYS CORPORATION, ITS SUC na Gomez te: 08/31/2023	Interest Type: UTY STEMS, INC. AS NOMINEE	Fixed