

Notices of Election and Demand Filed in Adams County

From June 27, 2023 Through June 27, 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: A202379951

NED Date:	06/27/2023	Reception #:	2023000036041		
Original Sale Date:	10/25/2023				
Deed of Trust Date:	06/20/2019	Recording Date:	07/03/2019	Reception #:	2019000051901
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 11, BLOCK 7, BRIGHTON CROSSING FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 183 Mt Bierstadt St, Brighton, CO 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 (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Ricardo Rojas, II
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Ricardo Rojas, II

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	08/31/2023
		Last Publication Date:	09/28/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number:	20-024130	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: A202379952

NED Date:	06/27/2023	Reception #:	2023000036054		
Original Sale Date:	10/25/2023				
Deed of Trust Date:	11/23/2021	Recording Date:	12/01/2021	Reception #:	2021000139900
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 25, BLOCK 20, NORTHGLENN - ELEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

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

Original Note Amt:	\$495,853.00	LoanType:	FHA	Interest Rate:	4.625
Current Amount:	\$488,029.17	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	Data Mortgage, Inc. DBA, Essex Mortgage
Current Owner:	Andrea R. Torres and Elizabeth M. Torres
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Hometown Equity Mortgage, LLC dba meMortgage., its successors and assigns
Grantor (Borrower On Deed of Trust)	Andrea R. Torres and Elizabeth M. Torres

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	08/31/2023
		Last Publication Date:	09/28/2023

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

Attorney File Number:	CO21970	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: A202379953

NED Date: 06/27/2023

Reception #: 2023000036045

Original Sale Date: 10/25/2023

Deed of Trust Date: 04/23/2021

Recording Date: 04/28/2021

Reception #: 2021000051962

Re-Recording Date

Re-Recorded #:

Legal: LOT 21, BLOCK 7, HYLAND GREENS SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4661 W 100th Ave, Westminster, CO 80031

Original Note Amt: \$201,000.00

LoanType: Conventional

Interest Rate: 2.75

Current Amount: \$191,944.50

As Of: 02/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Current Owner: David Ward Faulk

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) David Ward Faulk

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/31/2023

Last Publication Date: 09/28/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030300

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202379954

NED Date: 06/27/2023

Reception #: 2023000036159

Original Sale Date: 10/25/2023

Deed of Trust Date: 06/30/2016

Recording Date: 07/05/2016

Reception #: 2016000052962

Re-Recording Date

Re-Recorded #:

Legal: Legal Description Attached

Address: 16185 E 104th Ave, Commerce City, CO 80022

Original Note Amt: \$340,353.00

LoanType: FHA

Interest Rate: 3.625

Current Amount: \$273,015.30

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC

Current Owner: Cutberto Aguirre, Jr.

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) Cutberto Aguirre, Jr.

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/31/2023

Last Publication Date: 09/28/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-959727-LL

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202379955

NED Date: 06/27/2023

Reception #: 2023000036259

Original Sale Date: 10/25/2023

Deed of Trust Date: 12/21/2021

Recording Date: 12/28/2021

Reception #: 2021000149676

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 1, MONACO VISTA SUBDIVISION 2ND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182308124023

Address: 6515 E 62Nd Pl, Commerce City, CO 80022-3567

Original Note Amt: \$351,515.00

Loan Type: FHA

Interest Rate: 3.25

Current Amount: \$343,200.16

As Of: 02/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Raul Hernandez AND Salma Gomez

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) Raul Hernandez AND Salma Gomez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/31/2023

Last Publication Date: 09/28/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030316

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