Notices of Election and Demand Filed in Adams County

From January 09, 2024 Through January 09, 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 Numb	er: A202480256	i de la companya de l			
ED Date:	01/09/2024	Reception #:	2024000001243		
Driginal Sale Date:	05/08/2024				
Deed of Trust Date:	03/31/2020	Recording Date: Re-Recording Date	04/08/2020	Reception #: Re-Recorded #:	202000032546
egal: LOT 157, GR	ANGE CREEK FILING	NO. 5, COUNTY OF ADAM	IS, STATE OF COLOR	ADO.	
Address: 5105 E 10	8 08th Pl, Thornton, CO 8	0233-3860			
Original Note Amt:	\$195,000.00	LoanType:	Conventional	Interest Rate:	3.375
Current Amount:	\$172,173.91	As Of:	08/01/2023	Interest Type:	Fixed
Current Lender (Be	neficiary):	Onslow Bay Financial LLC			
Current Owner:		Buschman, Denis, L,Buschr	nan, Kathleen		
Grantee (Lender On Deed of Trust):		MORTGAGE ELECTRON	IC REGISTRATION SY	YSTEMS, INC. AS NOMINEE	FOR
		UNITED WHOLESALE M	,	CESSORS AND ASSIGNS	
Grantor (Borrower	On Deed of Trust)	Denis L Buschman AND Ka	athleen Buschman		
Publication: North	glenn-Thornton Sentine	el First Publication Date	e: 03/14/2024		
		Last Publication Date	: 04/11/2024		
Attorney for Benefic	iary: Janeway La	aw Firm PC			
Attorney File Numb	er: 23-031572	Phone	e: (303)706-9990	Fax: (3	03)706-9994
Foreclosure Numb	er: A202480257				
ED Date:	01/09/2024	Reception #:	2024000001244		
Driginal Sale Date:	05/08/2024				

Re-Recording Date Re-Recorded #:

Legal: LOT 10, BLOCK 47, MORRIS HEIGHTS FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0182130309010

Address: 3024 Carson St, Aurora, CO 80011-2222

Original Note Amt: Current Amount:	\$357,833.00 \$335,963.54	LoanType: As Of:	Conventional 07/01/2023	Interest Rate: Interest Type:	3.375 Fixed		
Current Lender (Ben	eficiary):	COLORADO HOUSING AN	D FINANCE AUTHOR	ITY			
Current Owner:		Armendariz Lomeli, Juan, Guadalupe					
Grantee (Lender On Deed of Trust):		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS					
Grantor (Borrower O	n Deed of Trust)	Juan Guadalupe Armendariz	Lomeli				
Publication: Northglenn-Thornton Sentinel First Publication Date: 03/14/2024							
		Last Publication Date:	04/11/2024				
Attorney for Beneficia	ry: Janeway L	aw Firm PC					
Attorney File Number	: 23-031571	Phone:	(303)706-9990	Fax: (303)	706-9994		

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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:** A202480258 **NED Date:** 01/09/2024 **Reception #:** 2024000001245 **Original Sale Date:** 05/08/2024 **Recording Date:** 03/06/2023 **Reception #:** 2023000011812 **Deed of Trust Date:** 03/02/2023 **Re-Recorded #: Re-Recording Date** Legal: LOT 13, BLOCK 14, SHERRELWOOD ESTATES - FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO. APN #: 1719-34-2-08-014 Address: 221 West 78Th Place, Denver, CO 80221 \$436,939.00 FHA 6.5 **Original Note Amt:** LoanType: **Interest Rate: Current Amount:** \$435,886.93 As Of: 07/01/2023 **Interest Type:** Fixed COLORADO HOUSING AND FINANCE AUTHORITY **Current Lender (Beneficiary): Current Owner:** Raina Sunshine Duran AND Terry Steve Vasquez 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)** Raina Sunshine Duran AND Terry Steve Vasquez **Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 03/14/2024 Last Publication Date: 04/11/2024 Attorney for Beneficiary: Janeway Law Firm PC 23-031564 (303)706-9990 (303)706-9994 **Attorney File Number:** Phone: Fax: A202480259 **Foreclosure Number: Reception #:** 2024000001250 **NED Date:** 01/09/2024 **Original Sale Date:** 05/08/2024 **Deed of Trust Date: Recording Date:** 10/31/2016 **Reception #:** 2016000093376 10/27/2016 **Re-Recorded #: Re-Recording Date** Legal: LOT 7, BLOCK 3, HARVEST RIDGE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2052 East 98th Place, Thornton, CO 80229

Original Note Amt: Current Amount:	\$316,949.00 \$340,933.18	LoanType: As Of:	FHA	Interest Rate: Interest Type:	4.000 Fixed		
Current Lender (Beneficiary):		Nationstar Mortgage LLO	C				
Current Owner:		James J Tresco and Evon M Tresco					
Grantee (Lender On Deed of Trust):		Mortgage Elecfronic Regisfration Systems, Inc. as nominee Envoy Mortgage, LTD, Its Successors and Assigns					
Grantor (Borrower On Deed of Trust)		James J Tresco and Evon	M Tresco				
Publication: Northg	Publication: Northglenn-Thornton Sentinel First Publication Date: 03/14/2024						
		Last Publication Da	ate: 04/11/2024				
Attorney for Beneficiary: McCarthy & Holthus, Ll		& Holthus, LLP					
Attorney File Number	: CO-23-97	2774-LL Ph	one: (877)369-6122	Fax: (186)	689-47369		

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Foreclosure Numb	er: A202480260				
NED Date:	01/09/2024	Reception #:	2024000001246		
Original Sale Date:	05/08/2024				
Deed of Trust Date:	08/27/2020	Recording Date: Re-Recording Date	09/01/2020	Reception #: Re-Recorded #:	202000086510
		g			

Legal: LOT 22, BLOCK 5 WESTMINSTER HEIGHTS NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7571 Meade Way, Westminster, CO 80030

Original Note Amt: Current Amount:	\$259,462.00 \$243,182.25	LoanType: As Of:	Unknown	Interest Rat Interest Typ		
Current Lender (Be	neficiary):	NewRez LLC d/b/a Shellpoi	nt Mortgage Servici	ıg		
Current Owner:		Corwin Yoder and Michelle Yoder				
Grantee (Lender Or	n Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Independent Bank, its successors and assigns				
Grantor (Borrower	On Deed of Trust)	Corwin Yoder and Michelle	Yoder			
Publication: North	nglenn-Thornton Sentir	el First Publication Date: Last Publication Date:				
Attorney for Benefic	iary: Halliday, V	Watkins & Mann, P.C.				
Attorney File Number: CO22685		Phone: (303)274-0155 Fax: (303)274		(303)274-0159		
Foreclosure Numb	er: A20248026	1				
NED Date:	01/09/2024	Reception #:	2024000001253			
Original Sale Date:	05/08/2024					
Deed of Trust Date:	07/26/2012	Recording Date: Re-Recording Date	07/30/2012	Reception #: Re-Recorded #	2012000054925	

Legal: LOT 130, GRANGE CREEK FILING NO.5, P.U.D. COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4902 EAST 108Th PLACE, THORNTON, CO 80233

Original Note Amt: Current Amount:	\$196,377.00 \$193,473.73	LoanType: As Of:	FHA	Interest Rate: Interest Type:	4.125 Fixed	
Current Lender (Ben	eficiary):	COLORADO HOUSING AN	D FINANCE AUTHOR	ITY		
Current Owner:		JOHNNY LARA AND MICH	ELLE T MARTINEZ			
Grantee (Lender On Deed of Trust): Grantor (Borrower On Deed of Trust)		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS				
		JOHNNY LARA				
Publication: Northg	lenn-Thornton Senti	nel First Publication Date:	03/14/2024			
		Last Publication Date:	04/11/2024			
Attorney for Beneficia	ry: Janeway I	Law Firm PC				
Attorney File Number	: 19-022272	2 Phone:	(303)706-9990	Fax: (303)7	06-9994	