

Notices of Election and Demand Filed in Adams County

From April 15, 2025 Through April 15, 2025

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: A202581101

NED Date: 04/15/2025

Reception #: 2025000020568

Original Sale Date: 08/13/2025

Deed of Trust Date: 04/25/2023

Recording Date: 05/01/2023

Reception #: 2023000024031

Re-Recording Date

Re-Recorded #:

Legal: Lot 4, Block 4, Brighton North Village P.U.D., Second Filing, County of Adams, State of Colorado.

Address: 450 N 9th Pl, Brighton, CO 80601

Original Note Amt: \$95,000.00

LoanType: Unknown

Interest Rate: 8.000

Current Amount: \$94,956.64

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Ent Credit Union

Current Owner: J. Javier Lopez

Grantee (Lender On Deed of Trust): Ent Credit Union

Grantor (Borrower On Deed of Trust) J. Javier Lopez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/19/2025

Last Publication Date: 07/17/2025

Attorney for Beneficiary: Susemihl, McDermott, & Downie, PC

Attorney File Number: 81101

Phone: (719)579-6500

Fax: (719)579-9339

Foreclosure Number: A202581102

NED Date: 04/15/2025

Reception #: 2025000020637

Original Sale Date: 08/13/2025

Deed of Trust Date: 02/02/2021

Recording Date: 02/04/2021

Reception #: 2021000014252

Re-Recording Date

Re-Recorded #:

Legal: LOT 85, COTTONWOOD VISTA SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 395 South 33rd Avenue, Brighton, CO 80601

Original Note Amt: \$358,388.00

LoanType: FHA

Interest Rate: 3.125

Current Amount: \$331,037.01

As Of: 11/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Brittney Chavez AND Steven Chavez

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
MOUNTAIN WEST FINANCIAL INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Brittney Chavez AND Steven Chavez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/19/2025

Last Publication Date: 07/17/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034610

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581103

NED Date: 04/15/2025

Reception #: 2025000020719

Original Sale Date: 08/13/2025

Deed of Trust Date: 02/01/2022

Recording Date: 02/08/2022

Reception #: 2022000011463

Re-Recording Date

Re-Recorded #:

Legal: LOT 20, BLOCK 10, NORTH STAR HILLS, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO, EXCLUSIVE A PERPETUAL EASEMENT FOR THE PURPOSE OF A PEDESTRIAN WALKWAY WHICH MAY BE FENCED LOT AND BLOCK OR SURFACED: SAID EASEMENT BEING DESCRIBED AS FOLLOWS: 5.6 FEET WIDE RUNNING ALONG THE NORTH BOUNDARY OF SAID PROPERTY FROM THE FRONT CURB TO THE BACK PROPERTY LINE SHALL BE RESERVED BY SCHOOL DISTRICT NO. 12, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 440 Leo Ln, Thornton, CO 80260-4829

Original Note Amt: \$30,000.00

LoanType:

Interest Rate: 5.240

Current Amount: \$28,805.80

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Elevations Credit Union

Current Owner: Donna Larson, Jennifer Larson

Grantee (Lender On Deed of Trust): Elevations Credit Union

Grantor (Borrower On Deed of Trust): Donna Larson, Jennifer Larson

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/19/2025

Last Publication Date: 07/17/2025

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 81103

Phone: (303)772-6666

Fax: (303)772-2822

Foreclosure Number: A202581104

NED Date: 04/15/2025

Reception #: 2025000020823

Original Sale Date: 08/13/2025

Deed of Trust Date: 01/26/2024

Recording Date: 02/20/2024

Reception #: 2024000008245

Re-Recording Date

Re-Recorded #:

Legal: LOT 22, BLOCK 8, SUGAR CREEK SUBDIVISION FILING NO. 1, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3482 PURCELL ST, BRIGHTON, CO 80601

Original Note Amt: \$463,980.00

LoanType: Unknown

Interest Rate: 5.375

Current Amount: \$459,754.97

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: JAMES F. TRUJILLO AND JESSICA N. TRUJILLO

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC

Grantor (Borrower On Deed of Trust): JAMES TRUJILLO AKA JAMES F. TRUJILLO AND JESSICA TRUJILLO AKA JESSICA N. TRUJILLO

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/19/2025

Last Publication Date: 07/17/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010405363

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202581105

NED Date: 04/15/2025 **Reception #:** 2025000020743
Original Sale Date: 08/13/2025
Deed of Trust Date: 09/18/2020 **Recording Date:** 09/23/2020 **Reception #:** 2020000095285
Re-Recording Date **Re-Recorded #:**

Legal: THE WEST 21 FEET OF THE EAST 210 FEET OF BLOCK 11, NORTH GLENN - TWENTY FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 428 E 116TH AVE, NORTHGLENN, CO 80233

Original Note Amt: \$175,000.00 **LoanType:** Unknown **Interest Rate:** 2.875
Current Amount: \$156,486.51 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: MISTY LAMBERT-KIDD
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNITED WHOLESALE MORTGAGE
Grantor (Borrower On Deed of Trust) MISTY LAMBERT-KIDD

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010330660 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202581106

NED Date: 04/15/2025 **Reception #:** 2025000020752
Original Sale Date: 08/13/2025
Deed of Trust Date: 10/19/2018 **Recording Date:** 10/23/2018 **Reception #:** 2018000085880
Re-Recording Date 09/24/2019 **Re-Recorded #:** 2019000080100

Legal: LOT 8, BLOCK 1, CHERRYLANE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4126 East 95th Drive, Thornton, CO 80229

Original Note Amt: \$426,040.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$383,985.49 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Angelo Lopez AND Nadine Padilla
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Angelo Lopez AND Nadine Padilla

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/19/2025
Last Publication Date: 07/17/2025
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-029742 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581107

NED Date: 04/15/2025

Reception #: 2025000020807

Original Sale Date: 08/13/2025

Deed of Trust Date: 09/01/2022

Recording Date: 09/07/2022

Reception #: 2022000074981

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 1, CHERRYWOOD PARK SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED
ON DECEMBER 1, 2023 AT RECEPTION NO. 2023000066823

Address: 13845 ELIZABETH ST, THORNTON, CO 80602

Original Note Amt: \$620,000.00

LoanType: VA

Interest Rate: 5.325

Current Amount: \$615,294.50

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PENTAGON FEDERAL CREDIT UNION

Current Owner: RICHARD COREY KITTLER

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR T2
FINANCIAL LLC DBA/REVOLUTION MORTGAGE

Grantor (Borrower On Deed of Trust) RICHARD COREY KITTLER

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/19/2025

Last Publication Date: 07/17/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009941055

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581108

NED Date: 04/15/2025

Reception #: 2025000020814

Original Sale Date: 08/13/2025

Deed of Trust Date: 02/28/2022

Recording Date: 03/09/2022

Reception #: 2022000021778

Re-Recording Date

Re-Recorded #:

Legal: LOT 28, BLOCK 6, CITY VIEW HEIGHTS FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8741 Faraday St, Denver, CO 80229

Original Note Amt: \$255,000.00

LoanType: Unknown

Interest Rate: 4.125

Current Amount: \$243,070.69

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Connie R Quinson

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Cherry Creek Mortgage, LLC,
Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Connie R Quinson

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/19/2025

Last Publication Date: 07/17/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1005527-LL

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581109

NED Date: 04/15/2025

Reception #: 2025000020821

Original Sale Date: 08/13/2025

Deed of Trust Date: 08/23/2022

Recording Date: 08/25/2022

Reception #: 2022000072319

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 18, BRIGHTON CROSSING FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 106 Blue Stem St, Brighton, CO 80601-4572

Original Note Amt: \$280,000.00

LoanType: Unknown

Interest Rate: 4.500

Current Amount: \$292,870.94

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): NewRez LLC dba Shellpoint Mortgage Servicing

Current Owner: Leif E Madsen

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Leif E Madsen

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/19/2025

Last Publication Date: 07/17/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1012842-LL

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