

# Notices of Election and Demand Filed in Adams County

From April 22, 2025 Through April 22, 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:** A202581115

**NED Date:** 04/22/2025

**Reception #:** 2025000021922

**Original Sale Date:** 08/20/2025

**Deed of Trust Date:** 06/27/2023

**Recording Date:** 06/28/2023

**Reception #:** 2023000036386

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 4A, BLOCK 7, TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157128117014

**Address:** 13335 Xanthia St, Thornton, CO 80602

**Original Note Amt:** \$568,150.00

**LoanType:** VA

**Interest Rate:** 5.25

**Current Amount:** \$558,762.25

**As Of:** 10/01/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** FREEDOM MORTGAGE CORPORATION

**Current Owner:** Orin F Manglos AND Patricia S Kelly-Manglos

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Orin F Manglos AND Patricia S Kelly-Manglos

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/26/2025

**Last Publication Date:** 07/24/2025

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 25-034548

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** A202581116

**NED Date:** 04/22/2025

**Reception #:** 2025000021931

**Original Sale Date:** 08/20/2025

**Deed of Trust Date:** 10/17/2024

**Recording Date:** 10/25/2024

**Reception #:** 2024000059060

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lots Seven (7), Eight (8), and Nine (9), Block Forty-nine (49), AURORA, according to the recorded plat thereof, County of Adams, State of Colorado.  
Parcel Id #: 0182334416003

**Address:** 1750 Hanover St, Aurora, CO 80010-2322

**Original Note Amt:** \$621,000.00

**LoanType:** FHA

**Interest Rate:** 6.75

**Current Amount:** \$140,803.94

**As Of:** 01/01/1950

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION

**Current Owner:** JOELLA FAYE UNTIEDT

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Faye A Untiedt

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/26/2025

**Last Publication Date:** 07/24/2025

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 25-034362

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** A202581117

**NED Date:** 04/22/2025

**Reception #:** 2025000021923

**Original Sale Date:** 08/20/2025

**Deed of Trust Date:** 07/15/2022

**Recording Date:** 07/26/2022

**Reception #:** 2022000063429

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 140, REUNION FILING NO. 37, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0172308111021

**Address:** 16267 E. 111th Place, Commerce City, CO 80022

**Original Note Amt:** \$505,053.00

**LoanType:** FHA

**Interest Rate:** 6

**Current Amount:** \$490,547.51

**As Of:** 12/01/2024

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Roberto Vicente, Jr. AND Sofia G Sandoval AND Roberto Vicente, Jr.Sofia G Sandoval
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Sofia G Sandoval AND Roberto Vicente, Jr.

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/26/2025

**Last Publication Date:** 07/24/2025

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 25-034614

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** A202581118

**NED Date:** 04/22/2025

**Reception #:** 2025000021925

**Original Sale Date:** 08/20/2025

**Deed of Trust Date:** 11/09/2022

**Recording Date:** 11/15/2022

**Reception #:** 2022000090799

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 3, Block 1, Wolf Creek Run Filing No 2, County of Adams, State of Colorado.

**Address:** 55652 E 28Th Pl, Strasburg, CO 80136

**Original Note Amt:** \$382,500.00

**LoanType:** VA

**Interest Rate:** 6.875

**Current Amount:** \$375,711.00

**As Of:** 09/01/2024

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company
<b>Current Owner:</b>	Bernard Penu Tuitasi
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans
<b>Grantor (Borrower On Deed of Trust)</b>	Bernard Penu Tuitasi

**Publication:** Eastern Colorado News (I-70 Sco

**First Publication Date:** 06/27/2025

**Last Publication Date:** 07/25/2025

**Attorney for Beneficiary:** Randall S. Miller & Associates, P.C.

**Attorney File Number:** 22CO00186-1

**Phone:** (720)259-6710

**Fax:** (720)379-1375

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**Foreclosure Number:** A202581119

**NED Date:** 04/22/2025 **Reception #:** 2025000021924  
**Original Sale Date:** 08/20/2025  
**Deed of Trust Date:** 10/30/2014 **Recording Date:** 11/17/2014 **Reception #:** 2014000080550  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 3, RESUBDIVISION OF LINDIE HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 6830 Julian Street, Denver, CO 80221

**Original Note Amt:** \$19,000.00 **LoanType:** Unknown **Interest Rate:** 3.25  
**Current Amount:** \$18,663.35 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Premier Members Credit Union  
**Current Owner:** Mary L Ruiz  
**Grantee (Lender On Deed of Trust):** Premier Members Federal Credit Union  
**Grantor (Borrower On Deed of Trust):** Mary L Ruiz

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/26/2025  
**Last Publication Date:** 07/24/2025

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP  
**Attorney File Number:** 81119 **Phone:** (303)772-6666 **Fax:** (303)772-2822

**Foreclosure Number:** A202581120

**NED Date:** 04/22/2025 **Reception #:** 2025000022123  
**Original Sale Date:** 08/20/2025  
**Deed of Trust Date:** 03/24/2023 **Recording Date:** 03/27/2023 **Reception #:** 2023000015804  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 11, TALON VIEW SUBDIVISION COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7426 E 158th Place, Thornton, CO 80602

**Original Note Amt:** \$589,132.00 **LoanType:** FHA **Interest Rate:** 4.990  
**Current Amount:** \$575,905.36 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Matthew Scott Klostreich  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Matthew Scott Klostreich

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/26/2025  
**Last Publication Date:** 07/24/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.  
**Attorney File Number:** CO24705 **Phone:** (303)274-0155 **Fax:** (303)274-0159