

Notices of Election and Demand Filed in Adams County

From May 06, 2025 Through May 06, 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: A202581138

NED Date: 05/06/2025

Reception #: 2025000025208

Original Sale Date: 08/27/2025

Deed of Trust Date: 09/08/2005

Recording Date: 09/12/2005

Reception #: 20050912000991050

Re-Recording Date

Re-Recorded #:

Legal: See Attached Exhibit A,

Address: 7656 York St. Unit A, Denver, CO 80229

Original Note Amt: \$174,400.00

LoanType:

Interest Rate:

Current Amount: \$122,133.90

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Vanderbilt Mortgage and Finance, Inc.

Current Owner: Byron E. Stringfellow and Donna M. Jordan and Sara K. Best

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Popular Financial Services, LLC

Grantor (Borrower On Deed of Trust) Byron E. Stringfellow and Donna M. Jordan and Sara K. Best

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: Patton & Davison

Attorney File Number: 81138

Phone: (307)635-4111

Fax: (307)635-6904

Foreclosure Number: A202581139

NED Date: 05/06/2025

Reception #: 2025000025209

Original Sale Date: 08/27/2025

Deed of Trust Date: 07/22/2024

Recording Date: 07/29/2024

Reception #: 2024000040895

Re-Recording Date

Re-Recorded #:

Legal: Lot 6, Block 3, Springvale Subdivision Filing No. 4, County of Adams, State of Colorado.

Address: 13888 Kearney St, Brighton, CO 80602-9116

Original Note Amt: \$91,600.00

LoanType: Unknown

Interest Rate: 8.500

Current Amount: \$81,446.32

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Ent Credit Union

Current Owner: Lesa Zandell

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

Grantor (Borrower On Deed of Trust) Lesa Zandell

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

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

Attorney File Number: 81139

Phone: (719)579-6500

Fax: (719)579-9339

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Foreclosure Number: A202581140

NED Date: 05/06/2025

Reception #: 2025000025212

Original Sale Date: 08/27/2025

Deed of Trust Date: 10/31/2017

Recording Date: 11/01/2017

Reception #: 2017000096380

Re-Recording Date

Re-Recorded #:

Legal: LOT 29, BLOCK 5, DUNES PARK, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9967 E 113th Avenue, Henderson, CO 80640

Original Note Amt: \$358,290.00

LoanType: FHA

Interest Rate: 5.750

Current Amount: \$320,271.30

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Hans B Petersen and Jada D Petersen

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

Grantor (Borrower On Deed of Trust) Hans B Petersen and Jada D Petersen

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1012415-LL

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581141

NED Date: 05/06/2025

Reception #: 2025000025301

Original Sale Date: 08/27/2025

Deed of Trust Date: 03/30/2004

Recording Date: 04/07/2004

Reception #: 20040407000207990

Re-Recording Date

Re-Recorded #:

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

Address: 5451 MAGNOLIA STREET, COMMERCE CITY, CO 80022

Original Note Amt: \$128,800.00

LoanType: Unknown

Interest Rate: 4.625

Current Amount: \$80,085.08

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, AS TRUSTEE FOR MASTR ADJUSTABLE RATE MORTGAGES TRUST 2004-5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-5

Current Owner: STEVE L. MONTOYA AND LISA MONTOYA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR THE MORTGAGE STORE FINANCIAL, INC.

Grantor (Borrower On Deed of Trust) STEVE L. MONTOYA AND LISA MONTOYA

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010377950

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202581142

NED Date: 05/06/2025 **Reception #:** 2025000025303
Original Sale Date: 08/27/2025
Deed of Trust Date: 09/22/2017 **Recording Date:** 09/29/2017 **Reception #:** 2017000085519
Re-Recording Date **Re-Recorded #:**

Legal: LOT 34, BLOCK 20, WOODGLEN FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11380 Hudson Street, Thornton, CO 80233

Original Note Amt: \$210,000.00 **LoanType:** Unknown **Interest Rate:** 4.625
Current Amount: \$227,817.81 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): AmeriHome Mortgage Company, LLC
Current Owner: Joslyn Brown
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American
Financing Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Joslyn Brown

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025
Last Publication Date: 07/31/2025

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

Attorney File Number: CO24806 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202581143

NED Date: 05/06/2025 **Reception #:** 2025000025347
Original Sale Date: 08/27/2025
Deed of Trust Date: 06/11/2021 **Recording Date:** 06/18/2021 **Reception #:** 2021000073783
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 55, NORTH GLEN-TWENTY SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0171902205001

Address: 11966 Spring Dr, Northglenn, CO 80233

Original Note Amt: \$309,195.00 **LoanType:** Conventional **Interest Rate:** 3.125
Current Amount: \$287,331.51 **As Of:** 12/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE LP
Current Owner: Steven Shawn Markham
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BETTER MORTGAGE CORPORATION, ISAOA, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Steven Shawn Markham

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025
Last Publication Date: 07/31/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034661 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581144

NED Date: 05/06/2025

Reception #: 2025000025348

Original Sale Date: 08/27/2025

Deed of Trust Date: 09/07/2023

Recording Date: 09/19/2023

Reception #: 2023000053343

Re-Recording Date

Re-Recorded #:

Legal: LOT 8A, BLOCK 11, THE MORRISON SUBDIVISION FILING NO. 1, AMENDMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157301311037

Address: 2772 E 161ST PL, Thornton, CO 80602

Original Note Amt: \$554,537.00

LoanType: FHA

Interest Rate: 6.125

Current Amount: \$549,021.68

As Of: 09/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: Tracey Allen Holtz-Hawthorne AND Robert Charles Hawthorne

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

Grantor (Borrower On Deed of Trust) Tracey Allen Holtz-Hawthorne AND Robert Charles Hawthorne

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034719

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581145

NED Date: 05/06/2025

Reception #: 2025000025368

Original Sale Date: 08/27/2025

Deed of Trust Date: 10/13/2004

Recording Date: 10/22/2004

Reception #: 20041022001063750

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 0171929107058

Address: 2740 W 86TH AVENUE #200, WESTMINSTER, CO 80011

Original Note Amt: \$84,800.00

LoanType: Unknown

Interest Rate: 5.9900

Current Amount: \$54,261.54

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE for New
Century Home Equity Loan Trust 2004-4

Current Owner: MELISSA MICHELENE LITTLE

Grantee (Lender On Deed of Trust): NEW CENTURY MORTGAGE CORPORATION

Grantor (Borrower On Deed of Trust) MELISSA MICHELENE LITTLE

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/03/2025

Last Publication Date: 07/31/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 20-024989

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581146

NED Date: 05/06/2025 **Reception #:** 2025000025390
Original Sale Date: 08/27/2025
Deed of Trust Date: 01/22/2022 **Recording Date:** 01/27/2022 **Reception #:** 2022000008223
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 12300 Brighton Rd, Henderson, CO 80640-9748

Original Note Amt: \$175,000.00 **LoanType:** Conventional **Interest Rate:** 3.375
Current Amount: \$176,376.69 **As Of:** 09/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE LP
Current Owner: Lew M. Lancaster
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND
ASSIGNS
Grantor (Borrower On Deed of Trust) Lew M. Lancaster

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025
Last Publication Date: 07/31/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034788 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581147

NED Date: 05/06/2025 **Reception #:** 2025000025386
Original Sale Date: 08/27/2025
Deed of Trust Date: 03/28/2003 **Recording Date:** 04/03/2003 **Reception #:** C1120356
Re-Recording Date **Re-Recorded #:**

Legal: LOT 30, BLOCK 4, AURORA EAST PLANNED COMMUNITY SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE
OF COLORADO.

Address: 1627 GENOA STREET, AURORA, CO 80011

Original Note Amt: \$162,450.00 **LoanType:** FHA **Interest Rate:** 6.875
Current Amount: \$82,401.25 **As Of:** 11/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Caleb A. Aranda AND Kimberly L. Levy
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GMAC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Caleb A. Aranda AND Kimberly L. Levy

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025
Last Publication Date: 07/31/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-026205 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581148

NED Date: 05/06/2025 **Reception #:** 2025000025501
Original Sale Date: 08/27/2025
Deed of Trust Date: 11/28/2003 **Recording Date:** 01/07/2004 **Reception #:** C1262532
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BECKMAN ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5941 GRAPE ST, COMMERCE CITY, CO 80022

Original Note Amt: \$56,000.00 **LoanType:** Unknown **Interest Rate:** 6.875
Current Amount: \$44,535.48 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-1
Current Owner: JIMMY L MONDRAGON AND JANICE MONDRAGON
Grantee (Lender On Deed of Trust): HOME LOAN AND INVESTMENT BANK, F.S.B.
Grantor (Borrower On Deed of Trust): JIMMY L MONDRAGON AND JANICE MONDRAGON

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025
Last Publication Date: 07/31/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010408086 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202581149

NED Date: 05/06/2025 **Reception #:** 2025000025502
Original Sale Date: 08/27/2025
Deed of Trust Date: 11/30/2011 **Recording Date:** 12/05/2011 **Reception #:** 2011000079737
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, THE WAGON WHEEL SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2110 Eagle Cir, Aurora, CO 80011

Original Note Amt: \$87,650.00 **LoanType:** Unknown **Interest Rate:** 4.375
Current Amount: \$72,456.38 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2024-2 Participation Interest Trust
Current Owner: Wilma Tallon
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Wilma Tallon

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025
Last Publication Date: 07/31/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO24752 **Phone:** (303)274-0155 **Fax:** (303)274-0159