

# Notices of Election and Demand Filed in Adams County

From January 09, 2025 Through January 09, 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:** A202580887

**NED Date:** 01/09/2025      **Reception #:** 2025000001341  
**Original Sale Date:** 05/07/2025  
**Deed of Trust Date:** 08/08/2003      **Recording Date:** 08/19/2003      **Reception #:** C1195255  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 22, BLOCK 20A, VALLEY VISTA FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

0171933405015

**Address:** 821 DEL NORTE STREET, DENVER, CO 80221-3713

**Original Note Amt:** \$116,000.00      **LoanType:** Conventional      **Interest Rate:** 6.3  
**Current Amount:** \$40,737.11      **As Of:** 09/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, NATIONAL ASSOCIATION as Trustee for Structured Asset  
Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC12  
**Current Owner:** David L. Prinz  
**Grantee (Lender On Deed of Trust):** H&R BLOCK MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** David L. Prinz

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/13/2025  
**Last Publication Date:** 04/10/2025

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

**Attorney File Number:** 19-021912      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202580888

**NED Date:** 01/09/2025      **Reception #:** 2025000001326  
**Original Sale Date:** 05/07/2025  
**Deed of Trust Date:** 03/17/2022      **Recording Date:** 03/17/2022      **Reception #:** 2022000024421  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot Two (2), Block Seven (7), Mayfield Subdivision Amendment No. 1, County of Adams, State of Colorado.

**Address:** 7184 E 116th Circle, Thornton, CO 80233

**Original Note Amt:** \$634,486.00      **LoanType:** Unknown      **Interest Rate:** 4.375  
**Current Amount:** \$615,571.84      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Inspire Home Loans Inc.  
**Current Owner:** Jose A. Alarcon  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Inspire Home  
Loans Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Jose A. Alarcon

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/13/2025  
**Last Publication Date:** 04/10/2025

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

**Attorney File Number:** CO23613      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202580889

**NED Date:** 01/09/2025      **Reception #:** 2025000001328  
**Original Sale Date:** 05/07/2025  
**Deed of Trust Date:** 12/01/2016      **Recording Date:** 01/12/2017      **Reception #:** 2017000003482  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 2, MONTICELLO 1971, COUNTY OF ADAMS STATE OF COLORADO

**Address:** 9013 Rampart St, Federal Heights, CO 80260

**Original Note Amt:** \$102,350.91      **LoanType:** Unknown      **Interest Rate:** 5  
**Current Amount:** \$102,350.91      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** James C. Hill  
**Current Owner:** Leonard J. and Judith K. Taylor  
**Grantee (Lender On Deed of Trust):** James C. Hill  
**Grantor (Borrower On Deed of Trust):** Leonard J. Taylor Sr. and Judith K. Taylor

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/13/2025  
**Last Publication Date:** 04/10/2025

**Attorney for Beneficiary:** Miller & Law, P.C.

**Attorney File Number:** 80889      **Phone:** (303)722-6500      **Fax:** (303)722-9270

**Foreclosure Number:** A202580890

**NED Date:** 01/09/2025      **Reception #:** 2025000001347  
**Original Sale Date:** 05/07/2025  
**Deed of Trust Date:** 09/20/2021      **Recording Date:** 09/29/2021      **Reception #:** 2021000115500  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot Thirteen (13), Block Fifteen (15), Sherrelwood Estates-Filing No. 2, County of Adams, State of Colorado.

**Address:** 8319 Quivas Way, Denver, CO 80221

**Original Note Amt:** \$332,000.00      **LoanType:** FNMA      **Interest Rate:** 3.25  
**Current Amount:** \$352,160.00      **As Of:** 07/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Fifth Third Bank, National Association  
**Current Owner:** David L. Sullivan  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financing Corporation  
**Grantor (Borrower On Deed of Trust):** David L. Sullivan

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/13/2025  
**Last Publication Date:** 04/10/2025

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

**Attorney File Number:** 23CO00577-2      **Phone:** (720)259-6710      **Fax:** (720)379-1375

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**Foreclosure Number:** A202580891

**NED Date:** 01/09/2025

**Reception #:** 2025000001416

**Original Sale Date:** 05/07/2025

**Deed of Trust Date:** 10/08/2020

**Recording Date:** 10/15/2020

**Reception #:** 2020000105244

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 10, BLOCK 11, BRIGHTON EAST FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4261 Threshing Drive, Brighton, CO 80601

**Original Note Amt:** \$392,350.00

**LoanType:** Unknown

**Interest Rate:** 2.990

**Current Amount:** \$365,894.83

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Movement Mortgage, LLC
<b>Current Owner:</b>	Marcos Meza Franco and Reynaldo Meza Garcia and Olivia Meza
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Movement Mortgage, LLC, Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Marcos Meza Franco

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 03/13/2025

**Last Publication Date:** 04/10/2025

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-24-992353-LL

**Phone:** (877)369-6122

**Fax:** (186)689-47369

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**Foreclosure Number:** A202580892

**NED Date:** 01/09/2025

**Reception #:** 2025000001472

**Original Sale Date:** 05/07/2025

**Deed of Trust Date:** 08/18/2022

**Recording Date:** 08/23/2022

**Reception #:** 2022000071046

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 15, BLOCK 13, BELLE CREEK SUBDIVISION FILING 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10712 DAYTON WAY, COMMERCE CITY, CO 80640-7523

**Original Note Amt:** \$437,525.00

**LoanType:** FHA

**Interest Rate:** 4.375

**Current Amount:** \$428,455.42

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** LUCAS C. SAURINI AND GARY DWAYNE MCLAUGHLIN AND Estate of Gary Dwayne McLaughlin

**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)** LUCAS C. SAURINI AND GARY DWAYNE MCLAUGHLIN

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 03/13/2025

**Last Publication Date:** 04/10/2025

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48160050

**Phone:** (877)353-2146 X1017

**Fax:**