

# Notices of Election and Demand Filed in Adams County

From January 28, 2025 Through January 28, 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:** A202580915

**NED Date:** 01/28/2025      **Reception #:** 2025000004480  
**Original Sale Date:** 05/21/2025  
**Deed of Trust Date:** 07/31/2015      **Recording Date:** 08/10/2015      **Reception #:** 2015000065502  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Beginning 30 feet East and 143.225 feet South of Northwest corner Plot 9; Thence East 70 feet; thence South 163.55 feet more or less; thence West 70 feet; thence North 164.95 feet more or less to Point of Beginning, Plot 9, South Derby, County of Adams, State of Colorado.

**Address:** 7050 Kearney Ct, Commerce City, CO 80022

**Original Note Amt:** \$227,204.00      **LoanType:** FHA      **Interest Rate:** 4.25  
**Current Amount:** \$186,109.07      **As Of:** 09/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Click n Close, Inc.  
**Current Owner:** Derik J Martinez, Sasha F Martinez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Bank of England, an Arkansas Corporation  
**Grantor (Borrower On Deed of Trust):** Derik J Martinez and Sasha F Martinez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/27/2025  
**Last Publication Date:** 04/24/2025

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

**Attorney File Number:** 22CO00369-2      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202580916

**NED Date:** 01/28/2025      **Reception #:** 2025000004481  
**Original Sale Date:** 05/21/2025  
**Deed of Trust Date:** 12/08/2015      **Recording Date:** 12/11/2015      **Reception #:** 2015000103426  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 21, BLOCK 5, PERL-MACK MANOR THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 6990 Larsh Drive, Denver, CO 80221

**Original Note Amt:** \$244,489.00      **LoanType:** FHA      **Interest Rate:** 4.250  
**Current Amount:** \$172,892.69      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** New American Funding, LLC fka Broker Solutions, Inc., d/b/a New American Funding  
**Current Owner:** Joseph Cruz Castaneda  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Joseph Cruz Castaneda

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/27/2025  
**Last Publication Date:** 04/24/2025

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

**Attorney File Number:** CO22370      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202580917

**NED Date:** 01/28/2025      **Reception #:** 2025000004483  
**Original Sale Date:** 05/21/2025  
**Deed of Trust Date:** 01/29/2021      **Recording Date:** 02/23/2021      **Reception #:** 2021000021173  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 96, BUFFALO HIGHLANDS FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 17530 E. 95th Avenue, Commerce City, CO 80022

**Original Note Amt:** \$415,534.00      **LoanType:** FHA      **Interest Rate:** 3.000  
**Current Amount:** \$382,843.95      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lennar Mortgage, LLC  
**Current Owner:** Catherine Margaret Beer  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Lennar Mortgage LLC fka Eagle Home Mortgage, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Catherine Margaret Beer

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/27/2025  
**Last Publication Date:** 04/24/2025

**Attorney for Beneficiary:** Messner Reeves LLP  
**Attorney File Number:** 7729.0314/25-000003-01      **Phone:** (303)623-4806      **Fax:** (303)623-0552

**Foreclosure Number:** A202580918

**NED Date:** 01/28/2025      **Reception #:** 2025000004484  
**Original Sale Date:** 09/10/2025  
**Deed of Trust Date:** 06/10/2017      **Recording Date:** 06/19/2017      **Reception #:** 2017000052170  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 16615 Mystic Lane, Strasburg, CO 80136

**Original Note Amt:** \$55,000.00      **LoanType:** Conventional      **Interest Rate:** 10  
**Current Amount:** \$55,499.09      **As Of:** 09/28/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BELLCO CREDIT UNION  
**Current Owner:** Shannon A. Van Duren AND Nicolas A. Van Duren  
**Grantee (Lender On Deed of Trust):** BELLCO CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** Shannon A. Van Duren AND Nicolas A. Van Duren

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 07/18/2025  
**Last Publication Date:** 08/15/2025

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 24-032805      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# *Notices of Election and Demand Filed in Adams County*

**From January 28, 2025 Through January 28, 2025**

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**Foreclosure Number:** A202580919

|                            |            |                          |               |                                   |
|----------------------------|------------|--------------------------|---------------|-----------------------------------|
| <b>NED Date:</b>           | 01/28/2025 | <b>Reception #:</b>      | 2025000004539 |                                   |
| <b>Original Sale Date:</b> | 05/21/2025 | <b>Recording Date:</b>   | 02/17/2021    | <b>Reception #:</b> 2021000019648 |
| <b>Deed of Trust Date:</b> | 02/16/2021 | <b>Re-Recording Date</b> |               | <b>Re-Recorded #:</b>             |

**Legal:** THE NORTHERLY 7 FEET OF LOT 25, ALL OF LOT 26 EXCEPT THE NORTHERLY 7 FEET OF SAID LOT 26, BLOCK 3, AMENDED PLAT OF ADAMS HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 6661 Birch Street, Commerce City, CO 80022

|                           |              |                  |            |                       |       |
|---------------------------|--------------|------------------|------------|-----------------------|-------|
| <b>Original Note Amt:</b> | \$314,204.00 | <b>LoanType:</b> | FHA        | <b>Interest Rate:</b> | 2.875 |
| <b>Current Amount:</b>    | \$290,350.47 | <b>As Of:</b>    | 09/01/2024 | <b>Interest Type:</b> | Fixed |

|  |  |
|--|--|
| <b>Current Lender (Beneficiary):</b>       | COLORADO HOUSING AND FINANCE AUTHORITY   |
| <b>Current Owner:</b>                      | Alejandro Parga  |
| <b>Grantee (Lender On Deed of Trust):</b>  | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS |
| <b>Grantor (Borrower On Deed of Trust)</b> | Alejandro Parga  |

|                     |                              |                                |            |
|---------------------|------------------------------|--------------------------------|------------|
| <b>Publication:</b> | Northglenn-Thornton Sentinel | <b>First Publication Date:</b> | 03/27/2025 |
|                     |                              | <b>Last Publication Date:</b>  | 04/24/2025 |

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

|                              |           |               |               |             |               |
|------------------------------|-----------|---------------|---------------|-------------|---------------|
| <b>Attorney File Number:</b> | 25-033984 | <b>Phone:</b> | (303)706-9990 | <b>Fax:</b> | (303)706-9994 |
|------------------------------|-----------|---------------|---------------|-------------|---------------|

**Foreclosure Number:** A202580920

|                            |            |                          |               |                                   |
|----------------------------|------------|--------------------------|---------------|-----------------------------------|
| <b>NED Date:</b>           | 01/28/2025 | <b>Reception #:</b>      | 2025000004538 |                                   |
| <b>Original Sale Date:</b> | 05/21/2025 | <b>Recording Date:</b>   | 03/17/2022    | <b>Reception #:</b> 2022000024112 |
| <b>Deed of Trust Date:</b> | 03/10/2022 | <b>Re-Recording Date</b> |               | <b>Re-Recorded #:</b>             |

**Legal:** LOT 16, BLOCK 3, FOX RUN SUBDIVISION, FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10682 Saint Paul Ct, Northglenn, CO 80233

|                           |              |                  |              |                       |       |
|---------------------------|--------------|------------------|--------------|-----------------------|-------|
| <b>Original Note Amt:</b> | \$263,000.00 | <b>LoanType:</b> | Conventional | <b>Interest Rate:</b> | 3.875 |
| <b>Current Amount:</b>    | \$251,600.21 | <b>As Of:</b>    | 09/01/2024   | <b>Interest Type:</b> | Fixed |

|  |  |
|--|--|
| <b>Current Lender (Beneficiary):</b>       | FREEDOM MORTGAGE CORPORATION   |
| <b>Current Owner:</b>                      | Jacob T. Bonde   |
| <b>Grantee (Lender On Deed of Trust):</b>  | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS |
| <b>Grantor (Borrower On Deed of Trust)</b> | Jacob T. Bonde AND Courtney Lavon Bonde, NON-TITLED SPOUSE SIGNING TO WAIVE HOMESTEAD/MARITAL RIGHTS ONLY              |

|                     |                              |                                |            |
|---------------------|------------------------------|--------------------------------|------------|
| <b>Publication:</b> | Northglenn-Thornton Sentinel | <b>First Publication Date:</b> | 03/27/2025 |
|                     |                              | <b>Last Publication Date:</b>  | 04/24/2025 |

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

|                              |           |               |               |             |               |
|------------------------------|-----------|---------------|---------------|-------------|---------------|
| <b>Attorney File Number:</b> | 25-033944 | <b>Phone:</b> | (303)706-9990 | <b>Fax:</b> | (303)706-9994 |
|------------------------------|-----------|---------------|---------------|-------------|---------------|

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**Foreclosure Number:** A202580921

**NED Date:** 01/28/2025      **Reception #:** 2025000004564  
**Original Sale Date:** 05/21/2025  
**Deed of Trust Date:** 06/28/2006      **Recording Date:** 07/25/2006      **Reception #:** 20060725000749750  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 17, FRONTERRA VILLAGE FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 9776 Nucla Street, Commerce City, CO 80022

**Original Note Amt:** \$321,110.00      **LoanType:** VA      **Interest Rate:** 6.6250  
**Current Amount:** \$270,964.31      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Edward A Grau and Pamela M Luxford  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for HomeAmerican Mortgage Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Edward A Grau and Pamela M Luxford

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/27/2025  
**Last Publication Date:** 04/24/2025

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

**Attorney File Number:** CO-22-914435-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202580922

**NED Date:** 01/28/2025      **Reception #:** 2025000004610  
**Original Sale Date:** 05/21/2025  
**Deed of Trust Date:** 06/24/2003      **Recording Date:** 07/01/2003      **Reception #:** C1167058  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 25, BLOCK 16, SKYLINE VISTA FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2566 SKYLINE DRIVE, WESTMINSTER, CO 80030

**Original Note Amt:** \$27,000.00      **LoanType:** Unknown      **Interest Rate:** 11.250  
**Current Amount:** \$25,360.15      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Dyck O'Neal, Inc.  
**Current Owner:** JAMES D. IIAMS, AND GINGER L. IIAMS  
**Grantee (Lender On Deed of Trust):** FIRST FRANKLIN FINANCIAL CORPORATION  
**Grantor (Borrower On Deed of Trust):** JAMES D. IIAMS, AND GINGER L. IIAMS

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/27/2025  
**Last Publication Date:** 04/24/2025

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

**Attorney File Number:** 48167012      **Phone:** (877)353-2146 X1017      **Fax:**

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**Foreclosure Number:** A202580923

**NED Date:** 01/28/2025      **Reception #:** 2025000004626  
**Original Sale Date:** 05/21/2025  
**Deed of Trust Date:** 09/04/2021      **Recording Date:** 09/14/2021      **Reception #:** 2021000108460  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 43, BLOCK 2, NORTH PARK SUBDIVISION FILING NO. 4, 1ST AMENDMENT, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 3450 W 98th Dr, Westminster, CO 80031

**Original Note Amt:** \$380,000.00      **Loan Type:** Unknown      **Interest Rate:** 3.000  
**Current Amount:** \$343,960.05      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Security Service Federal Credit Union  
**Current Owner:** Melissa Gurule  
**Grantee (Lender On Deed of Trust):** Security Service Federal Credit Union  
**Grantor (Borrower On Deed of Trust):** Melissa Gurule

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/27/2025  
**Last Publication Date:** 04/24/2025

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-25-1006255-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202580924

**NED Date:** 01/28/2025      **Reception #:** 2025000004663  
**Original Sale Date:** 05/21/2025  
**Deed of Trust Date:** 01/31/2022      **Recording Date:** 02/01/2022      **Reception #:** 2022000009748  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 34, BLOCK 1, DEVONSHIRE SQUARE, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2469 Devonshire Court, 34, Denver, CO 80229

**Original Note Amt:** \$220,400.00      **Loan Type:** Unknown      **Interest Rate:** 3.375  
**Current Amount:** \$223,201.54      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Guild Mortgage Company LLC  
**Current Owner:** Anthony Peper  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Guild Mortgage Company LLC, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Anthony Peper

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/27/2025  
**Last Publication Date:** 04/24/2025

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-24-1004251-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

# Notices of Election and Demand Filed in Adams County

From January 28, 2025 Through January 28, 2025

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**Foreclosure Number:** A202580925

**NED Date:** 01/28/2025

**Reception #:** 2025000004665

**Original Sale Date:** 05/21/2025

**Deed of Trust Date:** 08/24/2021

**Recording Date:** 10/14/2021

**Reception #:** 2021000121345

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ADAMS AND STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
LOT 1, BLOCK 2, WOODBRIDGE STATION FILING NO. 9, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 5214 E 130th Ave, Thornton, CO 80241

**Original Note Amt:** \$331,300.00

**LoanType:** Unknown

**Interest Rate:** 3.990

**Current Amount:** \$315,712.19

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** AmeriHome Mortgage Company, LLC

**Current Owner:** Jennifer Robin Kayl

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for AmeriHome Mortgage Company, LLC., Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Jennifer Robin Kayl

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 03/27/2025

**Last Publication Date:** 04/24/2025

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

**Attorney File Number:** CO-24-1005144-LL

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

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