

# Notices of Election and Demand Filed in Adams County

From February 08, 2024 Through February 08, 2024

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:** A202480305

**NED Date:** 02/08/2024      **Reception #:** 2024000006647  
**Original Sale Date:** 06/12/2024  
**Deed of Trust Date:** 09/08/2004      **Recording Date:** 09/17/2004      **Reception #:** 20040917000917680  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 5, LOGAN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 6411 EAST 62ND PLACE, Commerce City, CO 80022

**Original Note Amt:** \$205,910.00      **LoanType:** FHA      **Interest Rate:** 3.5  
**Current Amount:** \$100,676.16      **As Of:** 08/01/2023      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** Juan M. Rodelo  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR METRO FUNDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Juan M. Rodelo

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/18/2024  
**Last Publication Date:** 05/16/2024

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

**Attorney File Number:** 24-031761      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480316

**NED Date:** 02/08/2024      **Reception #:** 2024000006477  
**Original Sale Date:** 06/12/2024  
**Deed of Trust Date:** 12/16/2021      **Recording Date:** 12/28/2021      **Reception #:** 2021000149487  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 54 OF BLOCK 1, IN PARKRIDGE VILLAGES SUBDIVISION FILING NO. 2, IN THE CITY OF THORNTON COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 13271 CLERMONT CIRCLE, THORNTON, CO 80241

**Original Note Amt:** \$200,000.00      **LoanType:** Unknown      **Interest Rate:** 3.250  
**Current Amount:** \$199,189.73      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENTAGON FEDERAL CREDIT UNION  
**Current Owner:** ERIK K. BRAY  
**Grantee (Lender On Deed of Trust):** PENTAGON FEDERAL CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** ERIK K. BRAY

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:**  
**Last Publication Date:**

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000009960881      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** A202480317

**NED Date:** 02/08/2024      **Reception #:** 2024000006476  
**Original Sale Date:** 06/12/2024  
**Deed of Trust Date:** 02/17/2005      **Recording Date:** 03/03/2005      **Reception #:** 20050303000216350  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 3, THORNTON MEADOWS, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 12242 Jackson Place, Thornton, CO 80241

**Original Note Amt:** \$138,750.00      **LoanType:** Conventional      **Interest Rate:** 3.5  
**Current Amount:** \$119,959.33      **As Of:** 06/01/2023      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST 2005-2, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2005-2  
**Current Owner:** Deborah L Sutton AND Sally W Miller  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Deborah L Sutton AND Sally W Miller

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/18/2024  
**Last Publication Date:** 05/16/2024

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

**Attorney File Number:** 23-031017      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480318

**NED Date:** 02/08/2024      **Reception #:** 2024000006478  
**Original Sale Date:** 06/12/2024  
**Deed of Trust Date:** 11/30/2020      **Recording Date:** 12/04/2020      **Reception #:** 2020000126869  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 36, BLOCK 3, PLATTE RIVER RANCH FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157112414057

**Address:** 727 Mockingbird St, Brighton, CO 80601

**Original Note Amt:** \$294,566.00      **LoanType:** FHA      **Interest Rate:** 2.625  
**Current Amount:** \$277,304.39      **As Of:** 08/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PLANET HOME LENDING, LLC  
**Current Owner:** Adrian Rogge  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GENEVA FINANCIAL, LLC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Adrian Rogge

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/18/2024  
**Last Publication Date:** 05/16/2024

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

**Attorney File Number:** 23-029571      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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