

Notices of Election and Demand Filed in Adams County

From February 18, 2025 Through February 18, 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: A202580958

NED Date: 02/18/2025 **Reception #:** 2025000008163
Original Sale Date: 06/11/2025
Deed of Trust Date: 07/10/2003 **Recording Date:** 07/21/2003 **Reception #:** C1178392
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 5 AND 6, BLOCK 13, WALNUT GROVE ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 218 South 2nd Avenue, Brighton, CO 80601

Original Note Amt: \$78,100.00 **LoanType:** Conventional **Interest Rate:** 5.25
Current Amount: \$28,726.47 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: John M. Romero
Grantee (Lender On Deed of Trust): CORNERSTONE MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust): John M. Romero

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-034114 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580959

NED Date: 02/18/2025 **Reception #:** 2025000008164
Original Sale Date: 06/11/2025
Deed of Trust Date: 04/20/2018 **Recording Date:** 04/23/2018 **Reception #:** 2018000032542
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 13279 Holly St, Unit A, Thornton, CO 80241

Original Note Amt: \$286,711.00 **LoanType:** FHA **Interest Rate:** 7.375
Current Amount: \$256,089.83 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Alicia Y MARTINEZ AND Phillip L Martinez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Alicia Y MARTINEZ AND Phillip L Martinez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-029673 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202580960

NED Date: 02/18/2025 **Reception #:** 2025000008162
Original Sale Date: 06/11/2025
Deed of Trust Date: 11/03/2020 **Recording Date:** 11/04/2020 **Reception #:** 2020000113770
Re-Recording Date **Re-Recorded #:**

Legal: Lot 19, Block 9, City View Heights, Second Filing, County of Adams, State of Colorado.

Address: 1441 E 84th Pl, Denver, CO 80229-5068

Original Note Amt: \$363,298.00 **LoanType:** FHA **Interest Rate:** 2.750
Current Amount: \$333,933.97 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Alexander De Jesus Fernandez and Claudia Pena
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Alexander De Jesus Fernandez and Claudia Pena

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO24336 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202580961

NED Date: 02/18/2025 **Reception #:** 2025000008278
Original Sale Date: 06/11/2025
Deed of Trust Date: 11/10/2005 **Recording Date:** 11/30/2005 **Reception #:** 20051130001313270
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 17, CITY VIEW HEIGHTS, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8672 Emerson Ct., Denver, CO 80229

Original Note Amt: \$300,000.00 **LoanType:** FHA **Interest Rate:** 5.8200
Current Amount: \$250,223.86 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust HB4
Current Owner: Robert N. Hackenberg
Grantee (Lender On Deed of Trust): Financial Freedom Senior Funding Corporation, a Subsidiary of Indy Mac Bank, F.S.B.
Grantor (Borrower On Deed of Trust) Donald R. Hackenberg and Patricia R. Hackenberg

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-25-1006946-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202580964

NED Date: 02/18/2025	Reception #: 2025000008339	
Original Sale Date: 06/11/2025		
Deed of Trust Date: 04/11/2014	Recording Date: 04/15/2014	Reception #: 2014000022467
	Re-Recording Date	Re-Recorded #:

Legal: LOT 21, BLOCK 3, THORNTON VALLEY EAST, COUNTY OF ADAMS, STATE OF COLORADO

Address: 9191 Beechwood Drive, Thornton, CO 80229

Original Note Amt: \$164,957.00	LoanType: FHA	Interest Rate: 4.75
Current Amount: \$131,814.37	As Of: 10/01/2024	Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Terry L Sandoval AND Stacia L Acevedo
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PROSPECT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Terry L Sandoval AND Stacia L Acevedo

Publication: Northglenn-Thornton Sentinel	First Publication Date: 04/17/2025	
	Last Publication Date: 05/15/2025	

Attorney for Beneficiary: Janeway Law Firm PC		
Attorney File Number: 24-031959	Phone: (303)706-9990	Fax: (303)706-9994

Foreclosure Number: A202580965

NED Date: 02/18/2025	Reception #: 2025000008345	
Original Sale Date: 06/11/2025		
Deed of Trust Date: 05/28/2021	Recording Date: 06/03/2021	Reception #: 2021000067493
	Re-Recording Date	Re-Recorded #:

Legal: LOT 41, BLOCK 2, PARKSIDE SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171916213041

Address: 10162 Quivas St, Thornton, CO 80260-6351

Original Note Amt: \$343,000.00	LoanType: VA	Interest Rate: 2.875
Current Amount: \$326,050.69	As Of: 10/01/2023	Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	Edgar Lewis
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Edgar Lewis

Publication: Northglenn-Thornton Sentinel	First Publication Date: 04/17/2025	
	Last Publication Date: 05/15/2025	

Attorney for Beneficiary: Janeway Law Firm PC		
Attorney File Number: 25-034143	Phone: (303)706-9990	Fax: (303)706-9994

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Foreclosure Number: A202580966

NED Date: 02/18/2025 **Reception #:** 2025000008355
Original Sale Date: 06/11/2025
Deed of Trust Date: 05/16/2017 **Recording Date:** 06/12/2017 **Reception #:** 2017000050202
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 89E, BLOCKS 88A, 89A, 89B, 89C, 89D, 89E, 89F, 89G, 89H, 89J, OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2682 E 90th Pl, Thornton, CO 80229

Original Note Amt: \$305,350.00 **LoanType:** Conventional **Interest Rate:** 3
Current Amount: \$243,461.63 **As Of:** 09/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CITIMORTGAGE, INC.
Current Owner: Gisela A. Campos AND Felipe Campos-Garcia
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Gisela A. Campos AND Felipe Campos-Garcia

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-033928 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580967

NED Date: 02/18/2025 **Reception #:** 2025000008352
Original Sale Date: 06/11/2025
Deed of Trust Date: 03/03/2022 **Recording Date:** 03/04/2022 **Reception #:** 2022000020249
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 11, BROMLEY PARK FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL ID NUMBER: 0156911303016

Address: 589 Tanager Street, Brighton, CO 80601

Original Note Amt: \$480,438.00 **LoanType:** FHA **Interest Rate:** 3.75
Current Amount: \$458,508.82 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: Breezy Risher AND Rayane Risher
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Breezy Risher AND Rayane Risher

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034088 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202580968

NED Date: 02/18/2025 **Reception #:** 2025000008354
Original Sale Date: 06/11/2025
Deed of Trust Date: 04/08/2019 **Recording Date:** 04/10/2019 **Reception #:** 2019000025920
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 9 AND 10, BLOCK 28, FULMER AND HUTCHCROFT'S SUBDIVISION OF BLOCK 28, WALNUT GROVE SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 240 S 5th Ave, Brighton, CO 80601

Original Note Amt: \$313,500.00 **LoanType:** Conventional **Interest Rate:** 5.25
Current Amount: \$287,007.16 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Joshua Fassler
Grantee (Lender On Deed of Trust): ELEVATIONS CREDIT UNION
Grantor (Borrower On Deed of Trust): Joshua Fassler AND Karina M Aulestia

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034147 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580969

NED Date: 02/18/2025 **Reception #:** 2025000008362
Original Sale Date: 06/11/2025
Deed of Trust Date: 08/10/2020 **Recording Date:** 08/13/2020 **Reception #:** 2020000078185
Re-Recording Date: **Re-Recorded #:**

Legal: LOT TWENTY-THREE (23), BLOCK THREE (3), WESTMINSTER HILLS, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.
APN#: 0171930314024

Address: 8081 Stuart Street, Westminster, CO 80031

Original Note Amt: \$335,805.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$307,520.45 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JENNIFER MCGOWAN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMETOWN LENDERS INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): JENNIFER MCGOWAN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034148 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202580970

NED Date: 02/18/2025 **Reception #:** 2025000008363
Original Sale Date: 06/11/2025
Deed of Trust Date: 08/06/2020 **Recording Date:** 08/11/2020 **Reception #:** 2020000076564
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 24, BLOCK 10, SHERRELWOOD ESTATES FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8109 Nola Dr, Denver, CO 80221

Original Note Amt: \$343,660.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$315,837.62 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Odilon Mondragon AND Carolina Mondragon
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Odilon Mondragon AND Carolina Mondragon

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027701 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580971

NED Date: 02/18/2025 **Reception #:** 2025000008386
Original Sale Date: 06/11/2025
Deed of Trust Date: 05/18/2023 **Recording Date:** 05/22/2023 **Reception #:** 2023000028218
Re-Recording Date: **Re-Recorded #:**

Legal: legal description attached as file

Address: 8739 Santa Fe Dr, Thornton, CO 80260

Original Note Amt: \$319,113.00 **LoanType:** Unknown **Interest Rate:** 5.625
Current Amount: \$315,271.17 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Lori J Aberly and Melissa Brown
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Lori J Aberly and Melissa Brown

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1007014-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202580972

NED Date: 02/18/2025 **Reception #:** 2025000008395
Original Sale Date: 06/11/2025
Deed of Trust Date: 07/29/2014 **Recording Date:** 07/30/2014 **Reception #:** 2014000049941
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 27, BLOCK 17, CORONADO SUBDIVISION-SECOND FILING, ACCORDING TO THE RECORDED PLAT THEREOF,
COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1582 Quivira Drive, Denver, CO 80229

Original Note Amt: \$80,000.00 **LoanType:** Conventional **Interest Rate:** 4.99
Current Amount: \$71,045.36 **As Of:** 05/01/2024 **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 2023-1
Current Owner: Judith Lee Nuss AND Kristi Leigh Skeels
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
STEARNS LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Judith Lee Nuss AND Kristi Leigh Skeels

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033204 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580973

NED Date: 02/18/2025 **Reception #:** 2025000008425
Original Sale Date: 06/11/2025
Deed of Trust Date: 07/28/2023 **Recording Date:** 08/01/2023 **Reception #:** 2023000043747
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 14, BLOCK 2, BRIGHTON TERRACE, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 313 Aspen Drive, Brighton, CO 80601

Original Note Amt: \$456,577.00 **LoanType:** FHA **Interest Rate:** 7.25
Current Amount: \$454,038.12 **As Of:** 04/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Luis Ruben Gonzalez Gutierrez and Luis Ruben Gonzalez Reyes
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Fairway
Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust) Luis Ruben Gonzalez Gutierrez and Luis Ruben Gonzalez Reyes

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025
Last Publication Date: 05/15/2025

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

Attorney File Number: 25CO00041-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202580974

NED Date: 02/18/2025

Reception #: 2025000008426

Original Sale Date: 06/11/2025

Deed of Trust Date: 07/21/2017

Recording Date: 07/25/2017

Reception #: 2017000063913

Re-Recording Date

Re-Recorded #:

Legal: Lot 35, Block 35, Sherrelwood Estates, Filing No. 5, County of Adams, State of Colorado

*As corrected by RE: Scrivener's Error Affidavit recorded on 2/4/2025 at Reception No. 2025000005979

Address: 27 W 81st Ave, Denver, CO 80221-4515

Original Note Amt: \$331,386.00

LoanType: FHA

Interest Rate: 4.13

Current Amount: \$286,005.09

As Of: 09/01/2024

Interest Type: Fixed

Current Lender (Beneficiary):	PennyMac Loan Services, LLC
Current Owner:	Donovan Daniel Reyes and Olivia Almanza
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Caliber Home Loans, Inc.
Grantor (Borrower On Deed of Trust)	Olivia Almanza and Donovan Daniel Reyes

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/17/2025

Last Publication Date: 05/15/2025

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

Attorney File Number: 25CO00031-1

Phone: (720)259-6710

Fax: (720)379-1375