

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580975

NED Date: 02/20/2025 **Reception #:** 2025000008806
Original Sale Date: 06/25/2025
Deed of Trust Date: 07/12/2021 **Recording Date:** 07/20/2021 **Reception #:** 2021000085682
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 33, BLOCK 6, BRIGHTON CROSSING FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4659 Tanner Peak Trl, Brighton, CO 80601

Original Note Amt: \$412,087.00 **LoanType:** FHA **Interest Rate:** 2.375
Current Amount: \$382,695.56 **As Of:** 09/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Zachary Lauersdorf AND Emilie Ann C Herre
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CHERRY CREEK MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Zachary Lauersdorf AND Emilie Ann C Herre

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034192 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580976

NED Date: 02/20/2025 **Reception #:** 2025000008807
Original Sale Date: 06/25/2025
Deed of Trust Date: 06/30/2021 **Recording Date:** 07/08/2021 **Reception #:** 2021000082238
Re-Recording Date: **Re-Recorded #:**

Legal: See attached Exhibit A

Address: 12988 Grant Cir W Unit A, Thornton, CO 80241

Original Note Amt: \$392,755.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$365,376.71 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): M&T Bank
Current Owner: Kimberly D Moore and Robert M Moore
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Pivot Lending
Group
Grantor (Borrower On Deed of Trust) Kimberly D Moore and Robert M Moore

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

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

Attorney File Number: 25CO00078-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580977

NED Date: 02/25/2025 **Reception #:** 2025000009761
Original Sale Date: 06/25/2025
Deed of Trust Date: 08/26/2004 **Recording Date:** 08/30/2004 **Reception #:** 20040830000834580
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 2, WALTON HEATH SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2774 EAST 118TH CIRCLE, THORNTON, CO 80233

Original Note Amt: \$201,400.00 **LoanType:** Unknown **Interest Rate:** 7.500
Current Amount: \$199,388.54 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): The Bank of New York Mellon f/k/a The Bank of New York, a New York banking corporation, as Trustee under the Pooling and Servicing Agreement dated as of November 1, 2004, CPT Asset-Backed Certificates, Series 2004-EC1
Current Owner: RANDALL J COSBY AND CHANDRA A COSBY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ENCORE CREDIT CORP.
Grantor (Borrower On Deed of Trust) RANDALL J COSBY AND CHANDRA A COSBY

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010377828 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202580978

NED Date: 02/25/2025 **Reception #:** 2025000009762
Original Sale Date: 06/25/2025
Deed of Trust Date: 10/15/2021 **Recording Date:** 10/26/2021 **Reception #:** 2021000125161
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 4, SHADOW RIDGE P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3839 E 135TH WAY, THORNTON, CO 80241

Original Note Amt: \$403,691.00 **LoanType:** VA **Interest Rate:** 3.000
Current Amount: \$385,556.71 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: KRISTI M LEATHERMAN AND DUSTIN E LEATHERMAN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC
Grantor (Borrower On Deed of Trust) KRISTI M LEATHERMAN AND DUSTIN E LEATHERMAN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 000000103784361 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580979

NED Date: 02/25/2025 **Reception #:** 2025000009763
Original Sale Date: 06/25/2025
Deed of Trust Date: 04/19/2024 **Recording Date:** 04/30/2024 **Reception #:** 2024000022495
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 4, CORONADO SUBDIVISION FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8294 Gaylord Street, Denver, CO 80229

Original Note Amt: \$471,306.00 **Loan Type:** FHA **Interest Rate:** 6.875
Current Amount: \$469,708.54 **As Of:** 10/01/2024 **Interest Type:** Fixed

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

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-034161 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580980

NED Date: 02/25/2025 **Reception #:** 2025000009766
Original Sale Date: 06/25/2025
Deed of Trust Date: 08/31/2018 **Recording Date:** 09/04/2018 **Reception #:** 2018000071575
Re-Recording Date **Re-Recorded #:**

Legal: Lot 50, Block 1, Country Hills Subdivision Filing No. 2, County of Adams, State of Colorado.

Address: 4153 E 129th Cir, Thornton, CO 80241

Original Note Amt: \$361,721.00 **Loan Type:** FHA **Interest Rate:** 4.875
Current Amount: \$266,640.73 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Sarah Graf
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Sarah Graf

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO24231 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580981

NED Date: 02/25/2025 **Reception #:** 2025000009765
Original Sale Date: 06/25/2025
Deed of Trust Date: 03/26/2020 **Recording Date:** 04/02/2020 **Reception #:** 2020000029746
Re-Recording Date **Re-Recorded #:**

Legal: Legal Description Attached

Address: 6950 Colorado Blvd, Commerce City, CO 80022-2224

Original Note Amt: \$447,000.00 **LoanType:** Unknown **Interest Rate:** 2.809
Current Amount: \$217,775.92 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Lois L. Cagle and Eddie L. Cagle
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation
dba Liberty Reverse Mortgage, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Lois L. Cagle

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1007836-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202580982

NED Date: 02/25/2025 **Reception #:** 2025000009770
Original Sale Date: 06/25/2025
Deed of Trust Date: 07/26/2004 **Recording Date:** 08/06/2004 **Reception #:** 20040806000738210
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 7, SUNSET RIDGE FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 9260 Knox Court, Westminster, CO 80030

Original Note Amt: \$164,000.00 **LoanType:** Unknown **Interest Rate:** 6.400
Current Amount: \$145,335.40 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): The Bank of New York Mellon, f/k/a, the Bank of New York as Trustee for CWABS, Inc.,
Asset-Backed Certificates, Series 2004-10
Current Owner: Sunbelt Portfolios LLC
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for America's
Wholesale Lender, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Angelo Medina and Edwina A. Hurtado

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1008553-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580983

NED Date: 02/25/2025 **Reception #:** 2025000009771
Original Sale Date: 06/25/2025
Deed of Trust Date: 04/21/2003 **Recording Date:** 05/13/2003 **Reception #:** C1142471
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 15, BLOCK 22, SUNSET RIDGE, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL ID NUMBER: 0171920205009

Address: 3411 Kassler Place, Westminster, CO 80031

Original Note Amt: \$148,000.00 **LoanType:** Conventional **Interest Rate:** 6
Current Amount: \$70,089.54 **As Of:** 10/01/2024 **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: William D Austin
Grantee (Lender On Deed of Trust): WELLS FARGO HOME MORTGAGE, INC.
Grantor (Borrower On Deed of Trust): William D Austin

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033050 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580984

NED Date: 02/25/2025 **Reception #:** 2025000009764
Original Sale Date: 06/25/2025
Deed of Trust Date: 08/12/2022 **Recording Date:** 08/16/2022 **Reception #:** 2022000069108
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 26, BLOCK 10, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF
COLORADO.

Address: 4103 Quatar Ct, Aurora, CO 80019

Original Note Amt: \$492,356.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: \$479,052.27 **As Of:** 08/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): ENT CREDIT UNION
Current Owner: Omar Dominguez Gomez AND Katherin Dominguez
Grantee (Lender On Deed of Trust): ENT CREDIT UNION
Grantor (Borrower On Deed of Trust): Omar Dominguez Gomez AND Katherin Dominguez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034204 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580985

NED Date: 02/25/2025	Reception #: 2025000009772
Original Sale Date: 06/25/2025	
Deed of Trust Date: 07/27/2020	Recording Date: 08/05/2020 Reception #: 2020000075430 Re-Recording Date: Re-Recorded #:

Legal: ALL THE FOLLOWING DESCRIBED PARCEL OF LAND, AND IMPROVEMENTS AND APPURTENANCES THERETO IN THE COUNTY OF ADAMS, STATE OF COLORADO TO WIT:
 LOTS 50-53, INCLUSIVE, BLOCK 8, DUPONT, COUNTY OF ADAMS STATE OF COLORADO.

Address: 5950 E 82nd Avenue, Dupont, CO 80024

Original Note Amt: \$442,500.00	Loan Type: Unknown	Interest Rate: 2.720
Current Amount: \$196,530.10	As Of:	Interest Type: Adjustable

Current Lender (Beneficiary):	Carrington Mortgage Services LLC
Current Owner:	Gary D. Matthews and Vera Thrush
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Advisors Group, its successors and assigns
Grantor (Borrower On Deed of Trust)	Gary D. Matthews and Vera Thrush

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO24350 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202580986

NED Date: 02/25/2025	Reception #: 2025000009773
Original Sale Date: 06/25/2025	
Deed of Trust Date: 09/03/2021	Recording Date: 09/10/2021 Reception #: 2021000107650 Re-Recording Date: Re-Recorded #:

Legal: LOT 3, BLOCK 23, NORTH GLENN-SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 189 E 107Th Pl, Northglenn, CO 80233

Original Note Amt: \$462,907.00	Loan Type: VA	Interest Rate: 2.875
Current Amount: \$442,884.27	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Gustavo A. Diaz and Caitlyn Y. Diaz
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns
Grantor (Borrower On Deed of Trust)	Gustavo A. Diaz and Caitlyn Y. Diaz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO24326 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580987

NED Date: 02/25/2025 **Reception #:** 2025000009774
Original Sale Date: 06/25/2025
Deed of Trust Date: 03/29/2024 **Recording Date:** 04/01/2024 **Reception #:** 2024000016492
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171925302089

Address: 8199 Welby Road 1-101, Denver, CO 80229

Original Note Amt: \$351,024.00 **LoanType:** FHA **Interest Rate:** 7.125
Current Amount: \$349,603.72 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jonathon Ray Vialpando
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jonathon Ray Vialpando

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034175 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580988

NED Date: 02/25/2025 **Reception #:** 2025000009767
Original Sale Date: 06/25/2025
Deed of Trust Date: 08/31/2022 **Recording Date:** 09/01/2022 **Reception #:** 2022000074628
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 6, REUNION FILING NO. 22, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11091 RICHFIELD CIRCLE, Commerce City, CO 80022

Original Note Amt: \$600,880.00 **LoanType:** VA **Interest Rate:** 5.25
Current Amount: \$585,755.03 **As Of:** 07/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding, LLC
Current Owner: William Alan Bergman
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS
AND ASSIGNS
Grantor (Borrower On Deed of Trust) William Alan Bergman AND Amy Kathleen Bergman

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034078 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580989

NED Date: 02/25/2025 **Reception #:** 202500009776
Original Sale Date: 06/25/2025
Deed of Trust Date: 05/14/2024 **Recording Date:** 05/15/2024 **Reception #:** 2024000026011
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171925302199

Address: 8199 Welby Road Unit 4408, Denver, CO 80229

Original Note Amt: \$348,570.00 **LoanType:** FHA **Interest Rate:** 6.75
Current Amount: \$346,086.14 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Andersen, Toni, Mascarenas, Joseph
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOWER, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Joseph Mascarenas AND Toni Andersen

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034174 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580990

NED Date: 02/25/2025 **Reception #:** 202500009768
Original Sale Date: 06/25/2025
Deed of Trust Date: 11/30/2018 **Recording Date:** 12/03/2018 **Reception #:** 2018000096530
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 33, BLOCK 2, LINDA PARK AMENDED, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0182506204033

Address: 7123 Winona Court, Westminster, CO 80030

Original Note Amt: \$333,841.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$303,075.46 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Louis B. Camarena AND Merlee Michelle Trujillo
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Louis B. Camarena AND Merlee Michelle Trujillo

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034155 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580991

NED Date: 02/25/2025 **Reception #:** 2025000009769
Original Sale Date: 06/25/2025
Deed of Trust Date: 09/22/2017 **Recording Date:** 09/22/2017 **Reception #:** 2017000083205
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 11, BROMLEY CREEK FILING 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2628 COMANCHE CREEK DRIVE, BRIGHTON, CO 80601

Original Note Amt: \$343,660.00 **LoanType:** FHA **Interest Rate:** 4.1250
Current Amount: \$319,855.57 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: ROSALINDA TREVINO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS
AND ASSIGNS
Grantor (Borrower On Deed of Trust) ROSALINDA TREVINO

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 19-023682 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580992

NED Date: 02/25/2025 **Reception #:** 2025000009775
Original Sale Date: 06/25/2025
Deed of Trust Date: 06/22/2022 **Recording Date:** 06/28/2022 **Reception #:** 2022000055846
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 16, BLOCK 1, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4971 W 66TH AVE, ARVADA, CO 80003-6331

Original Note Amt: \$343,285.00 **LoanType:** VA **Interest Rate:** 4.750
Current Amount: \$333,846.87 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: JUANITA F. POWERS AND MICHAEL G. POWERS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS
NOMINEE FOR UNITED TRUST BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) JUANITA F. POWERS AND MICHAEL G. POWERS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: IDEA Law Group, LLC
Attorney File Number: 48184313 **Phone:** (877)353-2146 X1017 **Fax:**

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580993

NED Date: 02/25/2025 **Reception #:** 2025000009779
Original Sale Date: 06/25/2025
Deed of Trust Date: 07/08/2021 **Recording Date:** 08/10/2021 **Reception #:** 2021000094290
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM UNIT R- 6-206, FIRST CREEK FARM CONDOMINIUMS ACCORDING TO THE CONDOMINIUM MAP RECORDED ON MARCH 24, 2003 AT RECEPTION NO, C1113935, AND AS DEFINED AND DESCRIBED IN THE DECLARATION FOR FIRST CREEK FARM CONDOMINIUMS RECORDED MARCH 24, 2003 AT RECEPTION NO. C1113934, IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5703 N Gibraltar Way, Aurora, CO 80019-2059

Original Note Amt: \$233,671.00 **LoanType:** VA **Interest Rate:** 2.750
Current Amount: \$217,986.91 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Wesley Nicholson
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) Wesley Nicholson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

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

Attorney File Number: CO24386 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202580994

NED Date: 02/25/2025 **Reception #:** 2025000009784
Original Sale Date: 06/25/2025
Deed of Trust Date: 05/28/2021 **Recording Date:** 06/04/2021 **Reception #:** 2021000068175
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 18, PAINTED PRAIRIE SUBDIVISION FILING NO. 1, RECORDED AUGUST 8, 2018 AS RECEPTION NO. 2018000064155, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0182111405009

Address: 21382 E. 60th Avenue, Aurora, CO 80019

Original Note Amt: \$446,607.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$416,453.46 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Amin, Soyan
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) Soyan Amin

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034156 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580995

NED Date: 02/25/2025 **Reception #:** 2025000009782
Original Sale Date: 06/25/2025
Deed of Trust Date: 09/02/2021 **Recording Date:** 09/03/2021 **Reception #:** 2021000105391
 Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, THE AMENDED PLAT OF WESTMINSTER HOMES SUBDIVISION, TOGETHER WITH THE RIGHT TO USE PARKING SPACE NO.(S) 88 AND 127, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8047 Wolff Street Unit A, Westminster, CO 80031

Original Note Amt: \$242,250.00 **LoanType:** Conventional **Interest Rate:** 2.875
Current Amount: \$228,142.96 **As Of:** 07/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding, LLC
Current Owner: Joshua William Allenback
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Joshua William Allenback

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
 Last Publication Date: 05/29/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-033814 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202580996

NED Date: 02/25/2025 **Reception #:** 2025000009810
Original Sale Date: 06/25/2025
Deed of Trust Date: 07/20/2017 **Recording Date:** 07/24/2017 **Reception #:** 2017000063282
 Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 15, FRONTERRA VILLAGE FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16483 E 98TH WAY, COMMERCE CITY, CO 80022

Original Note Amt: \$323,000.00 **LoanType:** Unknown **Interest Rate:** 4.625
Current Amount: \$333,918.68 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: WELCOME TO REALTY LLC 401K PP
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PEOPLES NATIONAL BANK
Grantor (Borrower On Deed of Trust): JOSEPH STEVEN MENDIOLA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025
 Last Publication Date: 05/29/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010334563 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580997

NED Date:	02/25/2025	Reception #:	2025000009891		
Original Sale Date:	06/25/2025				
Deed of Trust Date:	03/27/2021	Recording Date:	04/01/2021	Reception #:	2021000040163
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 14, BLOCK 6, CHERRYLANE SUBDIVISION, COUNTY OF ADAMS, STAATE OF COLORADO.

Address: 9533 CHERRY LN, THORNTON, CO 80229-3338

Original Note Amt:	\$373,300.00	LoanType:	Unknown	Interest Rate:	3.250
Current Amount:	\$344,478.77	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
Current Owner:	MISTI MITCHELL
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC
Grantor (Borrower On Deed of Trust)	MISTI MITCHELL

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	05/01/2025
		Last Publication Date:	05/29/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010384055	Phone:	(303)350-3711	Fax:	(303)813-1107
------------------------------	----------------	---------------	---------------	-------------	---------------

Foreclosure Number: A202580998

NED Date:	02/25/2025	Reception #:	2025000009922		
Original Sale Date:	06/25/2025				
Deed of Trust Date:	10/13/2021	Recording Date:	10/19/2021	Reception #:	2021000123185
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 41, BLOCK 3, ASPEN MEADOWS TOWNHOMES FILING NO. 3 FINAL PLAT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1652 ASPEN MEADOWS CIR, FEDERAL HEIGHTS, CO 80260

Original Note Amt:	\$267,990.00	LoanType:	Unknown	Interest Rate:	3.250
Current Amount:	\$253,764.79	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	NATIONSTAR MORTGAGE LLC
Current Owner:	CARRIE D BUENO
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION
Grantor (Borrower On Deed of Trust)	CARRIE D BUENO

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	05/01/2025
		Last Publication Date:	05/29/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number:	00000010298727	Phone:	(303)350-3711	Fax:	(303)813-1107
------------------------------	----------------	---------------	---------------	-------------	---------------

Notices of Election and Demand Filed in Adams County

From February 20, 2025 Through February 25, 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: A202580999

NED Date: 02/25/2025

Reception #: 2025000009934

Original Sale Date: 06/25/2025

Deed of Trust Date: 12/20/2022

Recording Date: 12/21/2022

Reception #: 2022000098667

Re-Recording Date

Re-Recorded #:

Legal: LOT 35, BLOCK 1, THE WOODS AT HUNTERS GLEN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13183 Vine Ct, Thornton, CO 80241

Original Note Amt: \$623,498.00

LoanType: FHA

Interest Rate: 6.250

Current Amount: \$613,010.73

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Nationstar Mortgage LLC
Current Owner:	Hanna Stimac and Dawn M. Stimac
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for LeaderOne Financial Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	Hanna Stimac and Dawn M. Stimac

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/01/2025

Last Publication Date: 05/29/2025

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

Attorney File Number: CO24306

Phone: (303)274-0155

Fax: (303)274-0159