

# Notices of Election and Demand Filed in Adams County

From March 05, 2026 Through March 05, 2026

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:** A202681792

**NED Date:** 03/05/2026      **Reception #:** 2026000011668  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 03/31/2020      **Recording Date:** 04/07/2020      **Reception #:** 2020000031879  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 1, TODD CREEK FARMS-FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 9351 E 145th Ave, Brighton, CO 80602

**Original Note Amt:** \$552,000.00      **LoanType:** Unknown      **Interest Rate:** 3.375  
**Current Amount:** \$486,932.62      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SELENE FINANCE, LP  
**Current Owner:** Matthew F Ipaktchian and Nicole Ipaktchian  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Home Mortgage Alliance, LLC, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Matthew F Ipaktchian and Nicole Ipaktchian

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-26-1037537-JH      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202681793

**NED Date:** 03/05/2026      **Reception #:** 2026000011670  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 01/11/2024      **Recording Date:** 01/12/2024      **Reception #:** 2024000001901  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171921407126

**Address:** 9138 Gale Blvd Unit 2, Thornton, CO 80260

**Original Note Amt:** \$351,024.00      **LoanType:** FHA      **Interest Rate:** 6.375  
**Current Amount:** \$276,445.28      **As Of:** 10/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Bryan Beltran  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Bryan Beltran

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 26-037030      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202681794

**NED Date:** 03/05/2026      **Reception #:** 2026000011669  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 04/25/2007      **Recording Date:** 05/29/2007      **Reception #:** 2007000052009  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** BEING LOT NUMBER 8 IN LAKEVIEW ESTATES FILING NO. 1 OF ADAMS COUNTY RECORDS.

**Address:** 8162 E 157TH COURT, THORNTON, CO 80602-7533

**Original Note Amt:** \$75,000.00      **LoanType:** Unknown      **Interest Rate:** 8.25  
**Current Amount:** \$23,432.54      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** RRA CP OPPORTUNITY TRUST 2  
**Current Owner:** Theresa C. Farrington  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS  
NOMINEE FOR GMAC MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** MARGUERITE P. HEINE AND RICHARD HEINE

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

**Attorney for Beneficiary:** IDEA Law Group, LLC  
**Attorney File Number:** 48203278      **Phone:** (877)353-2146 X1017      **Fax:**

**Foreclosure Number:** A202681795

**NED Date:** 03/05/2026      **Reception #:** 2026000011850  
**Original Sale Date:** 07/08/2026  
**Deed of Trust Date:** 05/01/2019      **Recording Date:** 05/07/2019      **Reception #:** 2019000034311  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 75, NORTH PARK SUBDIVISION FILING NO. 13, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10052 Grove Ct Unit C, Westminster, CO 80031-8410

**Original Note Amt:** \$365,262.00      **LoanType:** Unknown      **Interest Rate:** 4.750  
**Current Amount:** \$363,049.55      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Rocket Mortgage, LLC  
**Current Owner:** Matthew T. Barnhouse and Heather T. Barnhouse and Mark S. Barnhouse  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Flagstar Bank,  
FSB, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Matthew T. Barnhouse and Heather T. Barnhouse and Mark S. Barnhouse

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/14/2026  
**Last Publication Date:** 06/11/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.  
**Attorney File Number:** CO25219      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202681796

**NED Date:** 03/05/2026

**Reception #:**

**Original Sale Date:** 07/08/2026

**Deed of Trust Date:** 11/03/2020

**Recording Date:** 06/08/2021

**Reception #:** 2021000068937

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 1, BLOCK 3, EAST - GLENN SUBDIVISION SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 12974 DEXTER WAY, THORNTON, CO 80241-2246

**Original Note Amt:** \$305,000.00

**LoanType:** Unknown

**Interest Rate:** 3.125

**Current Amount:** \$273,565.56

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC  
**Current Owner:** LAURA A. SWANSON  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, NC. AS NOMNEE FOR QUICKEN LOANS, LLC  
**Grantor (Borrower On Deed of Trust):** LAURA A. SWANSON

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 05/14/2026

**Last Publication Date:** 06/11/2026

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

**Attorney File Number:** 00000010749059

**Phone:** (303)350-3711

**Fax:** (303)813-1107

**Foreclosure Number:** A202681797

**NED Date:** 03/05/2026

**Reception #:**

**Original Sale Date:** 07/08/2026

**Deed of Trust Date:** 09/23/2021

**Recording Date:** 10/07/2021

**Reception #:** 2021000119124

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 137, Grange Creek Filing No. 5, P.U.D., County of Adams, State of Colorado

**Address:** 5152 E 108th Pl, Thornton, CO 80233

**Original Note Amt:** \$310,000.00

**LoanType:** Unknown

**Interest Rate:** 4.375

**Current Amount:** \$288,634.15

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Daniel L. Musselwhite  
**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):** Daniel L. Musselwhite

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 05/14/2026

**Last Publication Date:** 06/11/2026

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

**Attorney File Number:** CO24660

**Phone:** (303)274-0155

**Fax:** (303)274-0159