

# Notices of Election and Demand Filed in Adams County

From May 13, 2025 Through May 13, 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:** A202581150

**NED Date:** 05/13/2025 **Reception #:** 2025000026760  
**Original Sale Date:** 09/10/2025  
**Deed of Trust Date:** 03/21/2019 **Recording Date:** 03/22/2019 **Reception #:** 2019000021123  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 20, RESUBDIVISION OF THORNTON VALLEY EAST FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 3602 E 88th Circle S, Thornton, CO 80229

**Original Note Amt:** \$345,000.00 **LoanType:** VA **Interest Rate:** 5.250  
**Current Amount:** \$384,277.65 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Citizens Bank, N.A.  
**Current Owner:** William Sargent  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DSW Mortgage Inc, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** William Sargent

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/17/2025  
**Last Publication Date:** 08/14/2025

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

**Attorney File Number:** CO11304 **Phone:** (303)274-0155 **Fax:** (303)274-0159

**Foreclosure Number:** A202581151

**NED Date:** 05/13/2025 **Reception #:** 2025000026761  
**Original Sale Date:** 09/10/2025  
**Deed of Trust Date:** 12/02/2021 **Recording Date:** 12/09/2021 **Reception #:** 2021000143864  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 13, OF BLOCKS 11, 12 AND 13 OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1010 OAK PL, THORNTON, CO 80229

**Original Note Amt:** \$292,000.00 **LoanType:** Unknown **Interest Rate:** 3.500  
**Current Amount:** \$286,374.30 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
**Current Owner:** ESQUIEL SANDOVAL AND JESSICA BUSTOS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust)** ESQUIEL SANDOVAL AND JESSICA BUSTOS

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/17/2025  
**Last Publication Date:** 08/14/2025

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

**Attorney File Number:** 00000010458487 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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**Foreclosure Number:** A202581152

**NED Date:** 05/13/2025 **Reception #:** 2025000026765  
**Original Sale Date:** 09/10/2025  
**Deed of Trust Date:** 09/25/2019 **Recording Date:** 10/01/2019 **Reception #:** 2019000083016  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** Lot 14, Block 3, Wyndemere Park Subdivision, County of Adams, State of Colorado.

**Address:** 10602 Birch St, Thornton, CO 80233

**Original Note Amt:** \$341,499.00 **LoanType:** FHLMC **Interest Rate:** 4.25  
**Current Amount:** \$339,129.81 **As Of:** 04/01/2020 **Interest Type:** Fixed

**Current Lender (Beneficiary):** United Wholesale Mortgage, LLC  
**Current Owner:** David James Davey  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for The Home Loan Arranger  
**Grantor (Borrower On Deed of Trust):** David James Davey

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/17/2025  
**Last Publication Date:** 08/14/2025

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

**Attorney File Number:** 22CO00160-3 **Phone:** (720)259-6710 **Fax:** (720)379-1375

**Foreclosure Number:** A202581153

**NED Date:** 05/13/2025 **Reception #:** 2025000026840  
**Original Sale Date:** 09/10/2025  
**Deed of Trust Date:** 11/25/2022 **Recording Date:** 11/30/2022 **Reception #:** 2022000094034  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 7, SUGAR CREEK SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 455 South 35th Court, Brighton, CO 80601

**Original Note Amt:** \$119,000.00 **LoanType:** Conventional **Interest Rate:** 12.5  
**Current Amount:** \$119,175.00 **As Of:** 09/29/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** BELLCO CREDIT UNION  
**Current Owner:** Christopher James Martinez AND Alicia Loylyina Dominguez  
**Grantee (Lender On Deed of Trust):** BELLCO CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** Christopher James Martinez AND Alicia Loylyina Dominguez

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/17/2025  
**Last Publication Date:** 08/14/2025

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

**Attorney File Number:** 25-034487 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** A202581154

**NED Date:** 05/13/2025

**Reception #:** 2025000026908

**Original Sale Date:** 09/10/2025

**Deed of Trust Date:** 04/15/2022

**Recording Date:** 04/20/2022

**Reception #:** 2022000035339

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 13, BLOCK 2, NORTH GLENN TWENTYSEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 11820 LINCOLN STREET, NORTHGLENN, CO 80233

**Original Note Amt:** \$139,200.00

**LoanType:** Unknown

**Interest Rate:** 5.000

**Current Amount:** \$151,403.51

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** QUEST TRUST COMPANY FBO DANIEL DEPPEN IRS #3055111

**Current Owner:** ROCKETBOMB, LLC

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
LENDAGE, LLC, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** JASON M. KETCHEL AND HEATHER L. KETCHEL

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 07/17/2025

**Last Publication Date:** 08/14/2025

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

**Attorney File Number:** 24-033343

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** A202581155

**NED Date:** 05/13/2025

**Reception #:** 2025000026972

**Original Sale Date:** 09/10/2025

**Deed of Trust Date:** 07/08/2005

**Recording Date:** 07/18/2005

**Reception #:** 20050718000757380

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 8, BLOCK 1, CENTENNIAL ACRES, FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 56501 EAST 37TH COURT, STRASBURG, CO 80136

**Original Note Amt:** \$288,000.00

**LoanType:** Unknown

**Interest Rate:** 6.600

**Current Amount:** \$305,977.47

**As Of:**

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY,  
BUT SOLELY AS TRUSTEE OF LSF8 MASTER PARTICIPATION TRUST

**Current Owner:** KATHERINE A. BALDWIN

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK

**Grantor (Borrower On Deed of Trust)** KATHERINE A. BALDWIN

**Publication:** Eastern Colorado News (I-70 Sco

**First Publication Date:** 07/18/2025

**Last Publication Date:** 08/15/2025

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

**Attorney File Number:** 00000010428811

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

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

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**Foreclosure Number:** A202581156

**NED Date:** 05/13/2025

**Reception #:** 2025000027062

**Original Sale Date:** 09/10/2025

**Deed of Trust Date:** 03/10/2022

**Recording Date:** 03/15/2022

**Reception #:** 2022000023620

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 13, BLOCK B, WARNER SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 56352 SUNSET AVE, STRASBURG, CO 80136

**Original Note Amt:** \$215,000.00

**LoanType:** Unknown

**Interest Rate:** 3.9900

**Current Amount:** \$205,227.13

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** GARY I MOREHEAD AND DIANA L MOREHEAD

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
FAIRWAY INDEPENDENT MORTGAGE CORPORATION

**Grantor (Borrower On Deed of Trust)** GARY I MOREHEAD AND DIANA L MOREHEAD

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

**Last Publication Date:** 08/15/2025

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

**Attorney File Number:** 00000010459121

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

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