

Notices of Election and Demand Filed in Adams County

From May 22, 2025 Through May 22, 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: A202581169

NED Date: 05/22/2025

Reception #: 2025000029155

Original Sale Date: 09/24/2025

Deed of Trust Date: 01/08/2024

Recording Date: 01/09/2024

Reception #: 2024000001391

Re-Recording Date

Re-Recorded #:

Legal: LOT 55, AMENDED PLAT OF THE WESTMINSTER HOMES SUBDIVISION, TOGETHER WITH THE RIGHT TO
USE PARKING SPACES NOS. 21 AND 23, COUNTY OF ADAMS, STATE OF COLORADO

Address: 8075 Wolff St Unit K, Westminster, CO 80031

Original Note Amt: \$270,019.00

LoanType: Unknown

Interest Rate: 6.750

Current Amount: \$268,226.43

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Talyon Froit and Heidi Froit

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for United Wholesale Mortgage,
LLC, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Talyon Froit and Heidi Froit

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/31/2025

Last Publication Date: 08/28/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1003582-LL

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581170

NED Date: 05/22/2025

Reception #: 2025000029153

Original Sale Date: 09/24/2025

Deed of Trust Date: 05/24/2019

Recording Date: 06/03/2019

Reception #: 2019000041689

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 3, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0181534207021

Address: 47378 Lily Ave, Bennett, CO 80102

Original Note Amt: \$307,849.00

LoanType: FHA

Interest Rate: 3.125

Current Amount: \$282,732.26

As Of: 07/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Brandon Heelan

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

Grantor (Borrower On Deed of Trust) Brandon Heelan

Publication: Eastern Colorado News (I-70 Sco

First Publication Date: 08/01/2025

Last Publication Date: 08/29/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034935

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581171

NED Date: 05/22/2025

Reception #: 2025000029154

Original Sale Date: 09/24/2025

Deed of Trust Date: 02/23/2023

Recording Date: 03/02/2023

Reception #: 2023000011013

Re-Recording Date

Re-Recorded #:

Legal: LOT 33, BLOCK 5, BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5075 Longs Peak St, Brighton, CO 80601

Original Note Amt: \$621,055.00

LoanType: Unknown

Interest Rate: 5.903

Current Amount: \$607,852.05

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Debbie Martinez and Brian Martinez
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Debbie Martinez and Brian Martinez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/31/2025

Last Publication Date: 08/28/2025

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

Attorney File Number: CO23685

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581172

NED Date: 05/22/2025

Reception #: 2025000029319

Original Sale Date: 09/24/2025

Deed of Trust Date: 01/24/2018

Recording Date: 01/29/2018

Reception #: 2018000008363

Re-Recording Date

Re-Recorded #:

Legal: LOT 20, BLOCK 2, AURORA EAST VILLAGE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1685 Ensenada Way, Aurora, CO 80011

Original Note Amt: \$251,750.00

LoanType: Conventional

Interest Rate: 3.5

Current Amount: \$234,666.38

As Of: 01/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Adrian Ferguson
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)	Adrian Ferguson

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/31/2025

Last Publication Date: 08/28/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034876

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581173

NED Date: 05/22/2025

Reception #: 2025000029321

Original Sale Date: 09/24/2025

Deed of Trust Date: 05/27/2021

Recording Date: 06/04/2021

Reception #: 2021000067731

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, HENEBRY'S FIRST ADDITION TO DUPONT PLAT CORRECTION NO. 1, AS SHOWN ON PLAT RECORDED
AUGUST 12, 2019 AT RECEPTION NO. 2019000064798, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8048 Jasmine St, Dupont, CO 80024

Original Note Amt: \$407,483.00

LoanType: FHA

Interest Rate: 3

Current Amount: \$376,557.84

As Of: 01/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Stacey Baskerville
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)	Stacey Baskerville

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/31/2025

Last Publication Date: 08/28/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034891

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581174

NED Date: 05/22/2025

Reception #: 2025000029320

Original Sale Date: 09/24/2025

Deed of Trust Date: 10/20/2017

Recording Date: 10/24/2017

Reception #: 2017000093531

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 4, THURINGER'S SUBDIVISION AMENDED MAP, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: R0092110

Address: 5842 Oneida Street, Commerce City, CO 80022

Original Note Amt: \$303,403.00

LoanType: FHA

Interest Rate: 4.75

Current Amount: \$263,309.30

As Of: 01/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jose I Hernandez Parada
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Jose I Hernandez Parada

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/31/2025

Last Publication Date: 08/28/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034905

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Foreclosure Number: A202581175

NED Date: 05/22/2025

Reception #: 2025000029334

Original Sale Date: 09/24/2025

Deed of Trust Date: 11/29/2022

Recording Date: 12/06/2022

Reception #: 2022000094980

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 29, WILLOW BEND SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14800 Hudson St, Thornton, CO 80602-8376

Original Note Amt: \$695,970.00

LoanType: Unknown

Interest Rate: 5.375

Current Amount: \$682,226.42

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Maria Angelica Gonzales, and Rana Michelle Salazar

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Maria Angelica Gonzales, and Rana Michelle Salazar

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/31/2025

Last Publication Date: 08/28/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1007992-LL

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581176

NED Date: 05/22/2025

Reception #: 2025000029374

Original Sale Date: 09/24/2025

Deed of Trust Date: 05/01/2022

Recording Date: 05/10/2022

Reception #: 2022000041625

Re-Recording Date

Re-Recorded #:

Legal: The property located in Adams County, Colorado, described as: Lot Thirteen (13), Block Thirty-Three (33), North Glenn, Second Filing, County of Adams, State of Colorado.

**The Deed of Trust legal description was corrected by an Affidavit of Scrivener's Error recorded on 4/21/2025 at Reception No. 2025000021859, in the records of Adams County, State of Colorado.

Address: 209 Muriel Dr, Northglenn, CO 80233

Original Note Amt: \$386,650.00

LoanType: FHA

Interest Rate: 4.000

Current Amount: \$371,119.53

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): New American Funding LLC f/k/a Broker Solutions, Inc., d/b/a New American Funding

Current Owner: Barbara Ann Shaw, John Dereck Shaw, Michael Edward Shaw

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker Solutions, Inc., dba New American Funding, its successors and assigns

Grantor (Borrower On Deed of Trust) Barbara Ann Shaw, John Dereck Shaw, Michael Edward Shaw

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/31/2025

Last Publication Date: 08/28/2025

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

Attorney File Number: CO23229

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202581177

NED Date: 05/22/2025

Reception #: 2025000029408

Original Sale Date: 09/24/2025

Deed of Trust Date: 08/15/2018

Recording Date: 08/17/2018

Reception #: 2018000067087

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 5, NORTH GLENN-EIGHTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1980 E. 114th Place, Northglenn, CO 80233

Original Note Amt: \$333,195.00

LoanType: Conventional

Interest Rate: 5.125

Current Amount: \$298,699.24

As Of: 01/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Michael Anthony Jiminez AND Zarie Deprise Jiminez

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) Michael Anthony Jiminez AND Zarie Deprise Jiminez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/31/2025

Last Publication Date: 08/28/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034877

Phone: (303)706-9990

Fax: (303)706-9994