

# Notices of Election and Demand Filed in Adams County

From June 17, 2025 Through June 17, 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:** A202581229

**NED Date:** 06/17/2025 **Reception #:** 2025000034763  
**Original Sale Date:** 10/15/2025  
**Deed of Trust Date:** 03/30/2005 **Recording Date:** 04/01/2005 **Reception #:** 20050401000337910  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 7B, PARK TERRACE FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2610 Fern Drive, Westminster, CO 80030

**Original Note Amt:** \$38,000.00 **LoanType:** Unknown **Interest Rate:** 8.5000  
**Current Amount:** \$30,389.25 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Deutsche Bank National Trust Company, as Trustee for FFMLT 2007-FFB-SS, Mortgage Pass-Through Certificates, Series 2007-FFB-SS  
**Current Owner:** Thomas J Vallero and Elizabeth V Kentner  
**Grantee (Lender On Deed of Trust):** First Franklin a Division of NAT City Bank of IN  
**Grantor (Borrower On Deed of Trust):** Thomas J Vallero and Elizabeth V Kentner

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/21/2025  
**Last Publication Date:** 09/18/2025

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-25-1017391-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

**Foreclosure Number:** A202581230

**NED Date:** 06/17/2025 **Reception #:** 2025000034887  
**Original Sale Date:** 10/15/2025  
**Deed of Trust Date:** 07/29/2022 **Recording Date:** 08/02/2022 **Reception #:** 2022000065737  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOTS 21 AND 22, BLOCK 7, COLLEGE CREST, COUNTY OF ADAMS, STATE OF COLORADO

\*A Scrivener's Error Affidavit was recorded on April 18, 2025, at Reception Number 2025000021500, correcting the name of the Trustee on the Deed of Trust.

**Address:** 6704 Grove St, Denver, CO 80221

**Original Note Amt:** \$493,000.00 **LoanType:** Unknown **Interest Rate:** 7.990  
**Current Amount:** \$483,625.02 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS THE TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2022-NQM6  
**Current Owner:** MIDAS HEDGE VENTURES LLC  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR A&D MORTGAGE LLC  
**Grantor (Borrower On Deed of Trust):** TOWER EQUITY GROUP LLC, A MONTANA LIMITED LIABILITY COMPANY

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/21/2025  
**Last Publication Date:** 09/18/2025

**Attorney for Beneficiary:** Brown Dunning Walker Fein Drusch P.C.

**Attorney File Number:** 4610-012 **Phone:** (303)329-3363 **Fax:**

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**Foreclosure Number:** A202581231

**NED Date:** 06/17/2025

**Reception #:** 2025000035056

**Original Sale Date:** 10/15/2025

**Deed of Trust Date:** 09/30/2021

**Recording Date:** 10/06/2021

**Reception #:** 2021000117355

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 33, REUNION FILING NO. 26, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 17, 2019, AT RECEPTION NO. 2019000004455 IN THE REAL ESTATE RECORDS OF ADAMS COUNTY, COLORADO.

**Address:** 18040 E. 106th Place, Commerce City, CO 80022

**Original Note Amt:** \$530,719.00

**LoanType:** FHA

**Interest Rate:** 2.750

**Current Amount:** \$511,291.88

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** loanDepot.com, LLC

**Current Owner:** Rachel Louise Webster

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for  
loanDepot.com, LLC, its successors and assigns

**Grantor (Borrower On Deed of Trust)** Rachel Louise Webster

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/21/2025

**Last Publication Date:** 09/18/2025

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

**Attorney File Number:** CO25031

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

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