

Notices of Election and Demand Filed in Adams County

From July 01, 2025 Through July 01, 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: A202581247

NED Date: 07/01/2025

Reception #: 2025000037790

Original Sale Date: 10/29/2025

Deed of Trust Date: 10/23/2023

Recording Date: 10/25/2023

Reception #: 2023000060268

Re-Recording Date

Re-Recorded #:

Legal: LOT 58, HOMESTEAD AT SEVEN STONES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3000 E 112th Avenue Unit 58, Northglenn, CO 80233

Original Note Amt: \$430,402.00

LoanType: FHA

Interest Rate: 7.5

Current Amount: \$425,566.85

As Of: 02/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Yvette Bustamante

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

Grantor (Borrower On Deed of Trust) Yvette Bustamante

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035118

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581248

NED Date: 07/01/2025

Reception #: 2025000037792

Original Sale Date: 10/29/2025

Deed of Trust Date: 05/03/2021

Recording Date: 05/07/2021

Reception #: 2021000056729

Re-Recording Date

Re-Recorded #:

Legal: Lot 16 A, Block 1, NORTHBROOK SUBDIVISION FILING NO. 3, 1ST AMENDMENT, County of Adams, State of Colorado

Address: 13816 Eudora Street, Thornton, CO 80602

Original Note Amt: \$415,140.00

LoanType: FHA

Interest Rate: 3.5

Current Amount: \$391,102.21

As Of: 06/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC

Current Owner: Amanda Gail Taft

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Loan Simple,
Inc.

Grantor (Borrower On Deed of Trust) Amanda Gail Taft

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

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

Attorney File Number: 22CO00400-1

Phone: (720)259-6710

Fax: (720)379-1375

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Foreclosure Number: A202581249

NED Date: 07/01/2025

Reception #: 2025000037795

Original Sale Date: 10/29/2025

Deed of Trust Date: 04/29/2022

Recording Date: 05/04/2022

Reception #: 2022000040152

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 1617 Biscay Cir, Aurora, CO 80011

Original Note Amt: \$373,117.00

LoanType: FHA

Interest Rate: 4.375

Current Amount: \$355,793.55

As Of: 02/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Juan Castillo Rojas

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

Grantor (Borrower On Deed of Trust) Juan Castillo Rojas

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035116

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581250

NED Date: 07/01/2025

Reception #: 2025000037793

Original Sale Date: 10/29/2025

Deed of Trust Date: 05/04/2022

Recording Date: 05/05/2022

Reception #: 2022000040693

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 10, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF
COLORADO.
PARCEL# 0182124310036

Address: 4151 N QUATAR COURT, Aurora, CO 80019-3652

Original Note Amt: \$420,321.00

LoanType: Conventional

Interest Rate: 3.25

Current Amount: \$397,905.95

As Of: 02/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.

Current Owner: Aaron Roy Gratton

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Aaron Roy Gratton

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035157

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581251

NED Date: 07/01/2025

Reception #: 2025000037796

Original Sale Date: 10/29/2025

Deed of Trust Date: 08/27/2024

Recording Date: 08/27/2024

Reception #: 2024000046932

Re-Recording Date

Re-Recorded #:

Legal: LOT 74, BLOCK 2, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 15, ACCORDING TO THE RECORDED PLAT THEREOF, RECEPTION NO. 2022000086951, RECORDS OF ADAMS COUNTY COLORADO.

Address: 23936 E. River Front Drive, Aurora, CO 80019

Original Note Amt: \$387,990.00

LoanType: Unknown

Interest Rate: 5.490

Current Amount: \$387,137.10

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Taylor Morrison Home Funding, Inc.

Current Owner: Arnetra Faye Beckham

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Taylor Morrison Home Funding, Inc., its successors and assigns

Grantor (Borrower On Deed of Trust) Arnetra Faye Beckham

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 8020.0145

Phone: (303)623-4806

Fax: (303)623-0552

Foreclosure Number: A202581252

NED Date: 07/01/2025

Reception #: 2025000037832

Original Sale Date: 10/29/2025

Deed of Trust Date: 10/21/2021

Recording Date: 10/26/2021

Reception #: 2021000125889

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 4, YORK HIGHLANDS, FILING NUMBER ONE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2546 E 99TH AVE, THORNTON, CO 80229

Original Note Amt: \$258,385.00

LoanType: Unknown

Interest Rate: 2.625

Current Amount: \$230,364.26

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): TRUIST BANK

Current Owner: MARK FOSTER

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

Grantor (Borrower On Deed of Trust) MARK FOSTER

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010504579

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202581253

NED Date: 07/01/2025

Reception #: 2025000037797

Original Sale Date: 10/29/2025

Deed of Trust Date: 06/29/2015

Recording Date: 07/08/2015

Reception #: 2015000054007

Re-Recording Date

Re-Recorded #:

Legal: LOT 139, GRANGE CREEK FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

*PURSUANT TO CORRECTIVE AFFIDAVIT RE: AFFIDAVIT PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON JULY 18, 2019 AT RECEPTION NO. 2019000056602

Address: 11191 ALBION DR, THORNTON, CO 80233-3727

Original Note Amt: \$216,015.00

LoanType: FHA

Interest Rate: 3.875

Current Amount: \$174,339.44

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.

Current Owner: JENNIFER A CARRASCO

Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.

Grantor (Borrower On Deed of Trust) JENNIFER A CARRASCO

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010326445

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581254

NED Date: 07/01/2025

Reception #: 2025000037794

Original Sale Date: 10/29/2025

Deed of Trust Date: 09/08/2018

Recording Date: 09/17/2018

Reception #: 2018000075109

Re-Recording Date

Re-Recorded #:

Legal: Lot 13, Block 11, Aurora Cascades Subdivision Filing No. 2, County of Adams, State of Colorado.

Address: 1970 Ceylon Street, Aurora, CO 80011

Original Note Amt: \$260,000.00

LoanType: Unknown

Interest Rate: 4.500

Current Amount: \$283,969.63

As Of:

Interest Type: Fixed

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

Current Owner: Herbert Lee Brown III

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

Grantor (Borrower On Deed of Trust) Herbert Lee Brown III

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

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

Attorney File Number: CO25034

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202581255

NED Date: 07/01/2025

Reception #: 2025000037854

Original Sale Date: 10/29/2025

Deed of Trust Date: 06/13/2018

Recording Date: 06/13/2018

Reception #: 2018000047915

Re-Recording Date

Re-Recorded #:

Legal: LOT 3A, BLOCK 1, VILLAGES NORTH SUBDIVISION FILING NO. 5, 1ST AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3253 E 94th Dr, Thornton, CO 80229

Original Note Amt: \$340,000.00

LoanType: Conventional

Interest Rate: 5.125

Current Amount: \$304,770.95

As Of: 11/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Miguel Angel Martinez

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) Miguel Angel Martinez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030372

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581256

NED Date: 07/01/2025

Reception #: 2025000037849

Original Sale Date: 10/29/2025

Deed of Trust Date: 09/14/2022

Recording Date: 09/20/2022

Reception #: 2022000078654

Re-Recording Date

Re-Recorded #:

Legal: LOT 39, BLOCK 1, CONCORD FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157131404039

Address: 4970 E 120th Pl, Thornton, CO 80241-3270

Original Note Amt: \$519,418.00

LoanType: FHA

Interest Rate: 5.5

Current Amount: \$503,757.35

As Of: 01/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Janet L Deleon AND Stacey C Torres

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

Grantor (Borrower On Deed of Trust) Janet L Deleon AND Stacey C Torres

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035172

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581257

NED Date: 07/01/2025

Reception #: 2025000037858

Original Sale Date: 10/29/2025

Deed of Trust Date: 08/28/2024

Recording Date: 08/28/2024

Reception #: 2024000047039

Re-Recording Date

Re-Recorded #:

Legal: SUB:KING RANCH ESTATES SUBDIVISION FILING #1 BLK:1 LOT:6

Address: 12332 QUINCE STREET, THORNTON, CO 80602

Original Note Amt: \$55,000.00

LoanType: Unknown

Interest Rate: 20

Current Amount: \$55,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Bryan Quesada

Current Owner: Raymond Viera & Benjamin Redard

Grantee (Lender On Deed of Trust): Bryan Quesada

Grantor (Borrower On Deed of Trust): Raymond Viera

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: Murray & McCarthy Law

Attorney File Number: 81257

Phone: (720)432-5619

Fax: (720)368-5230

Foreclosure Number: A202581258

NED Date: 07/01/2025

Reception #: 2025000037919

Original Sale Date: 10/29/2025

Deed of Trust Date: 03/12/2024

Recording Date: 03/15/2024

Reception #: 2024000013393

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 27 FEET OF LOT 7 AND THE NORTH 26 FEET OF LOT 8, BLOCK 4, H & J SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2348 Newark Street, Aurora, CO 80010

Original Note Amt: \$375,457.00

LoanType: FHA

Interest Rate: 7.250

Current Amount: \$374,573.01

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): MidFirst Bank

Current Owner: Ricardo De Jesus Cano Alvarez

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

Grantor (Borrower On Deed of Trust): Ricardo De Jesus Cano Alvarez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1018233-LL

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581259

NED Date: 07/01/2025

Reception #: 2025000037929

Original Sale Date: 10/29/2025

Deed of Trust Date: 09/30/2005

Recording Date: 10/05/2005

Reception #: 20051005001096220

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 4, SPRINGVALE SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13782 Krameria St, Thornton, CO 80602-9174

Original Note Amt: \$286,996.00

LoanType: Unknown

Interest Rate: 6.000

Current Amount: \$191,264.28

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST
2005-57CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-57CB

Current Owner: Phong Pham

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Home
Loans, Inc., Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Phong Pham, and Anh Hung Vo

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1017469-LL

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581260

NED Date: 07/01/2025

Reception #: 2025000037928

Original Sale Date: 10/29/2025

Deed of Trust Date: 01/10/2020

Recording Date: 01/13/2020

Reception #: 2020000004020

Re-Recording Date

Re-Recorded #:

Legal: LOT 21, BLOCK 58, NORTH GLENN -TWENTY-SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0171902204011

Address: 11857 LAFAYETTE STREET, NORTHGLENN, CO 80233

Original Note Amt: \$407,384.00

LoanType: FHA

Interest Rate: 4.500

Current Amount: \$314,632.45

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: DAVID PARKE

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) DAVID PARKE

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-02999

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581261

NED Date: 07/01/2025

Reception #: 2025000037951

Original Sale Date: 10/29/2025

Deed of Trust Date: 04/17/2020

Recording Date: 04/21/2020

Reception #: 2020000036204

Re-Recording Date

Re-Recorded #:

Legal: LOT 24, REUNION FILING NO. 34, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL ID NUMBER: 0172316122008

Address: 10197 Walden Court, Commerce City, CO 80022

Original Note Amt: \$417,964.00

LoanType: Conventional

Interest Rate: 3.625

Current Amount: \$378,054.69

As Of: 02/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

Current Owner: Kochevar, Darren, Ruggles,Pieper, Brian, V,Pieper, Darlene, M

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

Grantor (Borrower On Deed of Trust) Darren Ruggles Kochevar

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/04/2025

Last Publication Date: 10/02/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035159

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581262

NED Date: 07/01/2025 **Reception #:** 2025000037952
Original Sale Date: 10/29/2025
Deed of Trust Date: 11/05/2020 **Recording Date:** 11/13/2020 **Reception #:** 2020000118484
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, THE RANCH SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11357 Quivas Way, Westminster, CO 80234

Original Note Amt: \$1,128,000.00 **LoanType:** FHA **Interest Rate:** 7.118
Current Amount: \$373,903.24 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC
Current Owner: Deanna R. McAninch
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
REVERSE MORTGAGE FUNDING LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Deanna R. McAninch

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/04/2025
Last Publication Date: 10/02/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-035145 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581263

NED Date: 07/01/2025 **Reception #:** 2025000038016
Original Sale Date: 10/29/2025
Deed of Trust Date: 03/09/2017 **Recording Date:** 03/16/2017 **Reception #:** 2017000023425
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 11, BLOCK 1, WOLF CREEK RUN FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3035 QUARTERLAND ST, STRASBURG, CO 80136-7422

Original Note Amt: \$172,975.00 **LoanType:** FHA **Interest Rate:** 4.250
Current Amount: \$149,403.76 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: CHRISTOPHER GARCIA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CALIBER HOME LOANS, INC.
Grantor (Borrower On Deed of Trust): CHRISTOPHER GARCIA

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 09/05/2025
Last Publication Date: 10/03/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010218659 **Phone:** (303)350-3711 **Fax:** (303)813-1107