

Notices of Election and Demand Filed in Adams County

From July 08, 2025 Through July 08, 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: A202581267

NED Date: 07/08/2025

Reception #: 2025000039162

Original Sale Date: 11/05/2025

Deed of Trust Date: 11/10/2021

Recording Date: 11/17/2021

Reception #: 2021000134971

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 4, SHOOK SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16159 Galena Court, Brighton, CO 80602

Original Note Amt: \$60,000.00

LoanType: Unknown

Interest Rate: 3.500

Current Amount: \$55,185.77

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Red Rocks Credit Union

Current Owner: Michael John Spence and Dena Geanne Flageolle

Grantee (Lender On Deed of Trust): Red Rocks Credit Union

Grantor (Borrower On Deed of Trust): Michael John Spence and Dena Geanne Flageolle

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/11/2025

Last Publication Date: 10/09/2025

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 12126.0091

Phone: (303)623-4806

Fax: (303)623-0552

Foreclosure Number: A202581268

NED Date: 07/08/2025

Reception #: 2025000039221

Original Sale Date: 11/05/2025

Deed of Trust Date: 08/30/2022

Recording Date: 09/01/2022

Reception #: 2022000074470

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 14, STILLWATER SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

*As corrected by RE: Scrivener's Error Affidavit Recorded on 6/27/2025 at Reception No. 2025000037094

Address: 11494 E 118th Ave, Commerce City, CO 80640

Original Note Amt: \$647,000.00

LoanType: FHA

Interest Rate: 5.250

Current Amount: \$626,611.40

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC

Current Owner: Elisa Iveth Sanchez Guzman and Fernando Sanchez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Network Funding, L.P.

Grantor (Borrower On Deed of Trust): Elisa Iveth Sanchez Guzman and Fernando Sanchez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/11/2025

Last Publication Date: 10/09/2025

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

Attorney File Number: 25CO00304-1

Phone: (720)259-6710

Fax: (720)379-1375

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Foreclosure Number: A202581269

NED Date: 07/08/2025

Reception #: 2025000039224

Original Sale Date: 11/05/2025

Deed of Trust Date: 09/30/2022

Recording Date: 10/12/2022

Reception #: 2022000083931

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 13, BUFFALO HIGHLANDS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9401 Salida Street, Commerce City, CO 80022

Original Note Amt: \$624,190.00

LoanType: VA

Interest Rate: 6.125

Current Amount: \$621,704.27

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Collette Elizabeth Ritums and Donald Robert Joseph Westman
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for NBH Bank, its successors and assigns
Grantor (Borrower On Deed of Trust)	Collette Elizabeth Ritums

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/11/2025

Last Publication Date: 10/09/2025

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

Attorney File Number: CO25101

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581270

NED Date: 07/08/2025

Reception #: 2025000039230

Original Sale Date: 11/05/2025

Deed of Trust Date: 10/13/2021

Recording Date: 10/15/2021

Reception #: 2021000122072

Re-Recording Date

Re-Recorded #:

Legal: LOT NO. 13, BLOCK NO. 2, VALENTE'S SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 7755 Quitman Street, Westminster, CO 80030

Original Note Amt: \$407,400.00

LoanType: Unknown

Interest Rate: 3.000

Current Amount: \$384,894.85

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	MegaStar Financial Corp.
Current Owner:	Kelly Ryan
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Megastar Financial Corp, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Kelly Ryan

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/11/2025

Last Publication Date: 10/09/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1018824-LL

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581271

NED Date: 07/08/2025

Reception #: 2025000039291

Original Sale Date: 11/05/2025

Deed of Trust Date: 07/25/2021

Recording Date: 07/29/2021

Reception #: 2021000090637

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 3, RESUBDIVISION OF PLOTS 37 TO 62 INCLUSIVE, FIRST ADDITION TO WESTMINSTER AND VACATED KING STREET AND ST. VRAIN STREET INCLUDED THEREIN, ACCORDING TO INSTRUMENT RECORDED APRIL 16, 1948 IN BOOK 355 AT PAGE 583, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7415 Irving St, Westminster, CO 80030

Original Note Amt: \$165,000.00

LoanType: Unknown

Interest Rate: 2.250

Current Amount: \$117,519.61

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Dennis W. Harding and Rebecca M. Harding
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for NewRez LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Dennis W. Harding and Rebecca M. Harding

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/11/2025

Last Publication Date: 10/09/2025

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

Attorney File Number: CO25121

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581272

NED Date: 07/08/2025

Reception #: 2025000039305

Original Sale Date: 11/05/2025

Deed of Trust Date: 12/30/2020

Recording Date: 12/31/2020

Reception #: 2020000139308

Re-Recording Date

Re-Recorded #:

Legal: LOT 15A, BLOCK 14, TALON VIEW SUBDIVISION - AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 15733 SYRACUSE COURT, THORNTON, CO 80602

Original Note Amt: \$327,000.00

LoanType: Unknown

Interest Rate: 2.875

Current Amount: \$298,617.08

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	ROBERT MARTIN
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD.
Grantor (Borrower On Deed of Trust)	ROBERT MARTIN

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/11/2025

Last Publication Date: 10/09/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010512846

Phone: (303)350-3711

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Foreclosure Number: A202581273

NED Date: 07/08/2025

Reception #: 2025000039314

Original Sale Date: 11/05/2025

Deed of Trust Date: 05/24/2022

Recording Date: 05/25/2022

Reception #: 2022000046600

Re-Recording Date

Re-Recorded #:

Legal: LOT 24, MILE HIGH GREYHOUND PARK 2ND AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5189 E 63Rd Place, Commerce City, CO 80022

Original Note Amt: \$517,500.00

LoanType: Unknown

Interest Rate: 5.625

Current Amount: \$496,330.60

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB
Current Owner:	Michael Coleman
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc as nominee for Brookhollow Mortgage Services, LTD, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Michael Coleman

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/11/2025

Last Publication Date: 10/09/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1017159-LL

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