

Notices of Election and Demand Filed in Adams County

From July 10, 2025 Through July 10, 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: A202581274

NED Date: 07/10/2025

Reception #: 2025000039658

Original Sale Date: 11/05/2025

Deed of Trust Date: 06/28/2021

Recording Date: 07/02/2021

Reception #: 2021000079856

Re-Recording Date

Re-Recorded #:

Legal: LOT 24, BLOCK 1, MIDTOWN AT CLEAR CREEK - FILING NO. 11. IN THE COUNTY OF ADAMS. STATE OF COLORADO

Address: 1560 W 68th Lane, Denver, CO 80221

Original Note Amt: \$527,764.00

LoanType: FHA

Interest Rate: 2.5

Current Amount: \$484,541.93

As Of: 02/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	PennyMac Loan Services, LLC
Current Owner:	Bryant McConnell and Anthony Branch
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for SecurityNational Mortgage Company
Grantor (Borrower On Deed of Trust)	Bryant McConnell and Anthony Branch

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: 25CO00402-1

Phone: (720)259-6710

Fax: (720)379-1375

Foreclosure Number: A202581275

NED Date: 07/10/2025

Reception #: 2025000039801

Original Sale Date: 11/05/2025

Deed of Trust Date: 03/23/2023

Recording Date: 03/24/2023

Reception #: 2023000015557

Re-Recording Date

Re-Recorded #:

Legal: See attached Exhibit A

Address: 9118 Gale Blvd 4, Thornton, CO 80260

Original Note Amt: \$378,026.00

LoanType: FHA

Interest Rate: 6.25

Current Amount: \$373,976.09

As Of: 04/01/2024

Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Bhuwan Sitaula
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust)	Bhuwan Sitaula

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: 25CO00209-2

Phone: (720)259-6710

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Foreclosure Number: A202581276

NED Date: 07/10/2025

Reception #: 2025000039849

Original Sale Date: 11/05/2025

Deed of Trust Date: 08/19/2013

Recording Date: 08/20/2013

Reception #: 2013000072710

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 7, SECOND ADDITION TO BROTHERS FOUR SUBDIVISION TO THE TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 271 ELM ST, BENNETT, CO 80102

Original Note Amt: \$165,306.00

LoanType: Unknown

Interest Rate: 4.000

Current Amount: \$157,400.28

As Of:

Interest Type: Fixed

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

Current Owner: JOSE ANTONIO CORRAL

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
PINNACLE MORTGAGE GROUP INC.

Grantor (Borrower On Deed of Trust) JOSE ANTONIO CORRAL

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 09/12/2025

Last Publication Date: 10/10/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010238327

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581277

NED Date: 07/10/2025

Reception #: 2025000039847

Original Sale Date: 11/05/2025

Deed of Trust Date: 03/21/2024

Recording Date: 03/22/2024

Reception #: 2024000014752

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 11, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 14, ACCORDING TO THE PLAT THEREOF,
RECORDED DECEMBER 21, 2021 UNDER RECEPTION NO. 2021000148457 IN THE OFFICIAL
RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3994 N HALEYVILLE CT, AURORA, CO 80019

Original Note Amt: \$899,950.00

LoanType: VA

Interest Rate: 6.625

Current Amount: \$892,644.08

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC

Current Owner: BRETT HURLEY AND BRIANNA HURLEY

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

Grantor (Borrower On Deed of Trust) BRETT HURLEY AND BRIANNA HURLEY

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: 00000010520336

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202581278

NED Date: 07/10/2025

Reception #: 2025000039868

Original Sale Date: 11/05/2025

Deed of Trust Date: 01/07/2021

Recording Date: 01/13/2021

Reception #: 20210000041188

Re-Recording Date

Re-Recorded #:

Legal: LOT 21, BLOCK 53, OF BLOCKS 52, 53, AND 54A OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9361 GAIL CT, THORNTON, CO 80229

Original Note Amt: \$222,000.00

LoanType: Unknown

Interest Rate: 2.875

Current Amount: \$218,521.84

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): CMG MORTGAGE, INC.

Current Owner: STEFANIE SANDOVAL

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CMG
MORTGAGE INC., DBA CMG FINANCIAL

Grantor (Borrower On Deed of Trust) STEFANIE SANDOVAL

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: 00000010513133

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581279

NED Date: 07/10/2025

Reception #: 2025000039887

Original Sale Date: 11/05/2025

Deed of Trust Date: 05/30/2018

Recording Date: 06/01/2018

Reception #: 2018000044156

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 7, BRAMMING FARM SUBDIVISION FILING NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF,
RECORDED SEPTEMBER 12, 2013 UNDER RECEPTION NO. 2013000080036 AND AS AMENDED BY AFFIDAVIT AND
CERTIFICATION OF CORRECTION FOR BRAMMING FARM SUBDIVISION FILING NO. 3 RECORDED SEPTEMBER 18,
2013 UNDER RECEPTION NO. 2013000081451, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12652 Glencoe St, Thornton, CO 80241

Original Note Amt: \$488,053.00

LoanType: FHA

Interest Rate: 4.625

Current Amount: \$345,473.02

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC

Current Owner: Kira Michelle Downing-Carter and Stephen Eric Carter

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a
California Corporation, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Kira Michelle Downing-Carter and Stephen Eric Carter

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-25-1017425-LL

Phone: (877)369-6122

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