

Notices of Election and Demand Filed in Adams County

From July 22, 2025 Through July 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: A202581290

NED Date: 07/22/2025

Reception #: 2025000041937

Original Sale Date: 11/19/2025

Deed of Trust Date: 02/09/2024

Recording Date: 02/14/2024

Reception #: 2024000007504

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 11, BELLE CREEK SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9445 EAST 108TH PLACE, COMMERCE CITY, CO 80640

Original Note Amt: \$476,215.00

LoanType: Unknown

Interest Rate: 7.500

Current Amount: \$472,953.56

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Data Mortgage, Inc. DBA Essex Mortgage

Current Owner: HAROLD HOPKINS AND JENNIFER HOPKINS

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

Grantor (Borrower On Deed of Trust) HAROLD HOPKINS AND JENNIFER HOPKINS

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48201603

Phone: (877)353-2146 X1017

Fax:

Foreclosure Number: A202581291

NED Date: 07/22/2025

Reception #: 2025000041936

Original Sale Date: 11/19/2025

Deed of Trust Date: 10/14/2017

Recording Date: 10/23/2017

Reception #: 2017000092677

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 2, WESTERN HILLS FILING NO. 1 COUNTY OF ADAMS, STATE OF COLORADO.

Address: 140 Greenwood Blvd, Denver, CO 80221

Original Note Amt: \$250,000.00

LoanType: Unknown

Interest Rate: 3.500

Current Amount: \$206,791.22

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2025-1
Participation Interest Trust

Current Owner: Joseph C Hemphill

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

Grantor (Borrower On Deed of Trust) Joseph C Hemphill

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1017501-LL

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581292

NED Date: 07/22/2025

Reception #: 2025000041935

Original Sale Date: 11/19/2025

Deed of Trust Date: 12/02/2020

Recording Date: 12/03/2020

Reception #: 2020000126416

Re-Recording Date

Re-Recorded #:

Legal: PARCEL A:

CONDOMINIUM UNIT A, BUILDING 29, THE FRONTERRA VILLAGE TOWNHOMES, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED AUGUST 19, 2004 AT RECEPTION NO. 20040819000790620, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF THE FRONTERRA VILLAGE TOWNHOMES RECORDED MAY 30, 2003 AT RECEPTION NO. C1150254, IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

GARAGE UNIT A, BUILDING 29, THE FRONTERRA VILLAGE TOWNHOMES, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED AUGUST 19, 2004 AT RECEPTION NO. 20040819000790620, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF THE FRONTERRA VILLAGE TOWNHOMES RECORDED MAY 30, 2003 AT RECEPTION NO. C1150254, IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO.

Address: 15612 E. 96th Way 29A, Commerce City, CO 80022

Original Note Amt: \$268,620.00

LoanType: Unknown

Interest Rate: 4.000

Current Amount: \$251,815.29

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): BMO Bank N.A.

Current Owner: Michelle N. Flanigan and Federick R. Surganty

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Bank of the West, its successors and assigns

Grantor (Borrower On Deed of Trust) Michelle N. Flanigan and Federick R. Surganty

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 7729.0318

Phone: (303)623-4806

Fax: (303)623-0552

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Foreclosure Number: A202581293

NED Date: 07/22/2025

Reception #: 2025000041999

Original Sale Date: 11/19/2025

Deed of Trust Date: 10/08/2021

Recording Date: 10/19/2021

Reception #: 2021000123031

Re-Recording Date

Re-Recorded #:

Legal: Please see attached Exhibit A

Address: 7134 Ivanhoe St, Commerce City, CO 80022

Original Note Amt: \$95,795.00

LoanType: Unknown

Interest Rate: 5.360

Current Amount: \$92,463.60

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): KeyBank NA
Current Owner: Aurielle Johnson
Grantee (Lender On Deed of Trust): KeyBank National Association
Grantor (Borrower On Deed of Trust): Aurielle Johnson

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1019953-LL

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581294

NED Date: 07/22/2025

Reception #: 2025000042000

Original Sale Date: 11/19/2025

Deed of Trust Date: 01/08/2018

Recording Date: 01/19/2018

Reception #: 2018000005766

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 88A, BLOCKS 88A, 89D, 89E, 89F, 89G, 89H AND 89J OF THORNTON, COLORADO, COUNTY OF ADAMS,
STATE OF COLORADO.
APN #: 0171924308003

Address: 2731 Roosevelt Avenue, Thornton, CO 80229

Original Note Amt: \$277,775.00

LoanType: FHA

Interest Rate: 3.875

Current Amount: \$181,840.32

As Of: 03/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: WAYTECH, LLC
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): Tim R. Archuletta

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027625

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581295

NED Date: 07/22/2025

Reception #: 2025000042045

Original Sale Date: 11/19/2025

Deed of Trust Date: 12/17/2021

Recording Date: 12/28/2021

Reception #: 2021000150228

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 83, SHAW HEIGHTS, SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 8391 Quigley St, Westminster, CO 80031

Original Note Amt: \$309,500.00

LoanType: Unknown

Interest Rate: 3.240

Current Amount: \$302,238.73

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC

Current Owner: Kevin J Sheehan

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) Kevin J Sheehan

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1019834-LL

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581296

NED Date: 07/22/2025

Reception #: 2025000042127

Original Sale Date: 11/19/2025

Deed of Trust Date: 10/14/2022

Recording Date: 10/18/2022

Reception #: 2022000085008

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 5723 N Gibraltar Way, Aurora, CO 80019

Original Note Amt: \$321,077.00

LoanType: FHA

Interest Rate: 6.25

Current Amount: \$312,269.43

As Of: 03/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Talicia Simes

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) Talicia Simes

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031424

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581297

NED Date: 07/22/2025

Reception #: 2025000042126

Original Sale Date: 11/19/2025

Deed of Trust Date: 03/31/2021

Recording Date: 04/02/2021

Reception #: 2021000040954

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 20, RIVER RUN SUBDIVISION, FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172102112010

Address: 11727 Oswego St, Commerce City, CO 80640-7620

Original Note Amt: \$492,100.00

LoanType: VA

Interest Rate: 3.25

Current Amount: \$455,264.70

As Of: 12/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC

Current Owner: William Kirk Aceves II AND Christy L Aceves

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

Grantor (Borrower On Deed of Trust) William Kirk Aceves II AND Christy L Aceves

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035044

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581298

NED Date: 07/22/2025

Reception #: 2025000042271

Original Sale Date: 11/19/2025

Deed of Trust Date: 09/25/2017

Recording Date: 10/02/2017

Reception #: 2017000085752

Re-Recording Date 10/26/2017

Re-Recorded #: 2017000094138

Legal: LOT 3, BLOCK 2, SKYLAKE RANCH, PHASE I, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11730 Ivy Street, Thornton, CO 80233

Original Note Amt: \$300,000.00

LoanType: Unknown

Interest Rate: 4.375

Current Amount: \$297,875.81

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2024-2
Participation interest Trust

Current Owner: William George Hall

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

Grantor (Borrower On Deed of Trust) William George Hall

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

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

Attorney File Number: CO25062

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202581299

NED Date: 07/22/2025

Reception #: 2025000042266

Original Sale Date: 11/19/2025

Deed of Trust Date: 06/21/2023

Recording Date: 06/28/2023

Reception #: 2023000036503

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 23, BUILDING 4, AUTUMN CHASE CONDOMINIUMS, AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED APRIL 16, 1984 IN BOOK 2861 AT PAGE 622 AND ACCORDING TO THE CONDOMINIUM MAP RECORDED JUNE 13, 1984 UNDER RECEPTION NO. B509593, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 1719-08-3-20-050

*CORRECTIVE AFFIDAVIT RECORDED ON 9/20/2023 AT RECEPTION NO. 2023000053497 TO CORRECT THE NOTARY ACKNOWLEDGMENT DATE.

Address: 3082 W 107th Place, Unit E, Westminster, CO 80031

Original Note Amt: \$261,672.00

LoanType: FHA

Interest Rate: 6.375

Current Amount: \$256,840.26

As Of: 03/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Daniel Travis St. John Walker

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) Daniel Travis St. John Walker

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035289

Phone: (303)706-9990

Fax: (303)706-9994