

Notices of Election and Demand Filed in Adams County

From July 24, 2025 Through July 24, 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: A202581300

NED Date: 07/24/2025

Reception #: 2025000042555

Original Sale Date: 11/19/2025

Deed of Trust Date: 10/21/2021

Recording Date: 11/04/2021

Reception #: 2021000130550

Re-Recording Date

Re-Recorded #:

Legal: Lot 10, Block 23, INDIGO TRAILS FILING NO. 1, County of Adams, State of Colorado.

Together with an appurtenant Drainage, Utility and Access Easement recorded June 14, 2004 in document No. 200140614000482200

Address: 1605 Trefoil Cir, Brighton, CO 80601

Original Note Amt: \$454,200.00

Loan Type: VA

Interest Rate: 2.250

Current Amount: \$418,445.30

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Tawnya M. Wagner

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

Grantor (Borrower On Deed of Trust) Don L. Suppes and Pamela R. Suppes

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: CO25190

Phone: (303)274-0155

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Foreclosure Number: A202581301

NED Date: 07/24/2025

Reception #: 2025000042659

Original Sale Date: 11/19/2025

Deed of Trust Date: 12/28/2020

Recording Date: 12/29/2020

Reception #: 2020000137558

Re-Recording Date

Re-Recorded #:

Legal: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF ADAMS Lot 4, Block 19, YORKTOWN HOMES,

County of Adams, State of Colorado

APN#: 0171935110073

Address: 7927 York Street Apt 3, Denver, CO 80229

Original Note Amt: \$230,743.00

Loan Type: FHA

Interest Rate: 2.875

Current Amount: \$214,634.05

As Of: 04/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Savannah Ellis

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) Savannah Ellis AND Mark Welsh

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: 25-035345

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