

Notices of Election and Demand Filed in Adams County

From August 14, 2025 Through August 14, 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: A202480723 **Restarted**

NED Date: 08/14/2025

Reception #: 2025000046963

Original Sale Date: 12/17/2025

Deed of Trust Date: 06/28/2007

Recording Date: 07/10/2007

Reception #: 2007000066224

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 4, COUNTRY HILLS SUBDIVISION FILING NO. 4, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13102 Bellaire Drive, Thornton, CO 80241

Original Note Amt: \$190,000.00

LoanType: Unknown

Interest Rate: 6.375

Current Amount: \$345,588.25

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust
Current Owner:	Paul G. Hardy and Stephanie J. Hardy
Grantee (Lender On Deed of Trust):	Colorado Mortgage Alliance, LLC
Grantor (Borrower On Deed of Trust)	Paul G. Hardy and Stephanie J. Hardy

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/23/2025

Last Publication Date: 11/20/2025

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

Attorney File Number: CO23817

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581342

NED Date: 08/14/2025

Reception #: 2025000046962

Original Sale Date: 12/17/2025

Deed of Trust Date: 04/22/2005

Recording Date: 05/12/2005

Reception #: 20050512000503410

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 1, DEMAREE ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 156905313009

Address: 1174 Brighton Street, Brighton, CO 80601

Original Note Amt: \$140,000.00

LoanType: Conventional

Interest Rate: 6.75

Current Amount: \$72,587.74

As Of: 02/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for GSAMP Trust 2005-HE4 Mortgage Pass-Through Certificates, Series 2005-HE4
Current Owner:	Clemente Flores AND Rafaela Flores
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MILA, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Clemente Flores AND Rafaela Flores

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/23/2025

Last Publication Date: 11/20/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035415

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581343

NED Date: 08/14/2025

Reception #: 2025000046964

Original Sale Date: 12/17/2025

Deed of Trust Date: 12/21/2022

Recording Date: 12/28/2022

Reception #: 2022000099317

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLOCK 2, THE CENTENNIAL ADDITION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0181528419012

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 5/30/2023 AT RECEPTION NO.

2023000029981 TO CORRECT THE TAX-EXEMPT FINANCING RIDER

Address: 764 Madison Way, Bennett, CO 80102

Original Note Amt: \$373,117.00

LoanType: FHA

Interest Rate: 6.625

Current Amount: \$364,284.31

As Of: 01/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Hensley, Fawn,Hensley, Michael

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

Grantor (Borrower On Deed of Trust) Fawn Hensley AND Michael Hensley

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 10/24/2025

Last Publication Date: 11/21/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035486

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581344

NED Date: 08/14/2025

Reception #: 2025000046966

Original Sale Date: 12/17/2025

Deed of Trust Date: 06/29/2023

Recording Date: 06/30/2023

Reception #: 2023000036901

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 8, TALON VIEW SUBDIVISION COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7445 E. 158th Ave, Thornton, CO 80602

Original Note Amt: \$608,770.00

LoanType: FHA

Interest Rate: 6.125

Current Amount: \$596,996.29

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Julio A Ibarra and Juan Luis Ibarra

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

Grantor (Borrower On Deed of Trust) Julio A Ibarra and Juan Luis Ibarra

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/23/2025

Last Publication Date: 11/20/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1021416-LL

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