

Notices of Election and Demand Filed in Adams County

From August 28, 2025 Through August 28, 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: A202581375

NED Date: 08/28/2025

Reception #: 2025000049942

Original Sale Date: 12/17/2025

Deed of Trust Date: 04/23/2021

Recording Date: 05/05/2021

Reception #: 2021000054807

Re-Recording Date

Re-Recorded #:

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, CITY OF AURORA ,
STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOTS 17 AND 18, EXCEPT THE REAR OR
EASTERLY 8 FEET THEREOF,BLOCK 50, AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1724 Geneva Street, Aurora, CO 80010

Original Note Amt: \$187,200.00

LoanType: FNMA

Interest Rate: 2.875

Current Amount: \$171,990.39

As Of: 05/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC

Current Owner: Colette Duranleau,Inez Duranleau

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Guaranty
Mortgage Corporation dba goodmortgage.com

Grantor (Borrower On Deed of Trust) Colette Duranleau and Inez Duranleau

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/23/2025

Last Publication Date: 11/20/2025

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

Attorney File Number: 24CO00201-3

Phone: (720)259-6710

Fax: (720)379-1375

Foreclosure Number: A202581376

NED Date: 08/28/2025

Reception #: 2025000049935

Original Sale Date: 12/17/2025

Deed of Trust Date: 06/06/2022

Recording Date: 06/07/2022

Reception #: 2022000050359

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 1, WRIGHT FARMS FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6264 E 122nd Ave, Brighton, CO 80602-9691

Original Note Amt: \$540,038.00

LoanType: FHA

Interest Rate: 5.25

Current Amount: \$512,396.23

As Of: 04/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION

Current Owner: Andrew Moore AND Taylor Quillen

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) Taylor Quillen AND Andrew Moore

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: 25-035573

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581377

NED Date: 08/28/2025 **Reception #:** 2025000049936
Original Sale Date: 12/17/2025
Deed of Trust Date: 06/22/2022 **Recording Date:** 06/28/2022 **Reception #:** 2022000055846
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 1, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4971 W 66TH AVE, ARVADA, CO 80003-6331

Original Note Amt: \$343,285.00 **LoanType:** VA **Interest Rate:** 4.750
Current Amount: \$333,846.87 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: JUANITA F. POWERS AND MICHAEL G. POWERS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS
NOMINEE FOR UNITED TRUST BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) JUANITA F. POWERS AND MICHAEL G. POWERS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025

Attorney for Beneficiary: IDEA Law Group, LLC
Attorney File Number: 48184313 **Phone:** (877)353-2146 X1017 **Fax:**

Foreclosure Number: A202581378

NED Date: 08/28/2025 **Reception #:** 2025000049941
Original Sale Date: 12/17/2025
Deed of Trust Date: 01/04/2022 **Recording Date:** 01/04/2022 **Reception #:** 2022000000922
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 9, BUFFALO HIGHLANDS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9268 RICHFIELD STREET, COMMERCE CITY, CO 80022

Original Note Amt: \$532,400.00 **LoanType:** VA **Interest Rate:** 4.000
Current Amount: \$504,845.28 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: JULIE BETTURA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
CELEBRITY HOME LOANS, LLC
Grantor (Borrower On Deed of Trust) JULIE BETTURA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/23/2025
Last Publication Date: 11/20/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010532810 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202581379

NED Date: 08/28/2025

Reception #: 2025000049943

Original Sale Date: 12/17/2025

Deed of Trust Date: 04/22/2022

Recording Date: 06/28/2022

Reception #: 2022000055827

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 8, HOMESTEAD HILLS SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13686 DEXTER ST, THORNTON, CO 80602-6970

Original Note Amt: \$646,536.00

LoanType: VA

Interest Rate: 3.750

Current Amount: \$611,661.82

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): M&T BANK

Current Owner: MARK S. SAAVEDRA AND CAREY A. SAAVEDRA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
ROYAL UNITED MORTGAGE LLC

Grantor (Borrower On Deed of Trust) MARK S. SAAVEDRA AND CAREY A. SAAVEDRA

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/23/2025

Last Publication Date: 11/20/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010560415

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581380

NED Date: 08/28/2025

Reception #: 2025000049944

Original Sale Date: 12/17/2025

Deed of Trust Date: 03/10/2022

Recording Date: 03/15/2022

Reception #: 2022000023620

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK B, WARNER SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 56352 SUNSET AVE, STRASBURG, CO 80136

Original Note Amt: \$215,000.00

LoanType: Unknown

Interest Rate: 3.9900

Current Amount: \$205,227.13

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: GARY I MOREHEAD AND MELISSA ANNE MOREHEAD

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

Grantor (Borrower On Deed of Trust) GARY I MOREHEAD AND DIANA L MOREHEAD

Publication: Eastern Colorado News (I-70 Sco

First Publication Date: 10/24/2025

Last Publication Date: 11/21/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010563443

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202581381

NED Date: 08/28/2025

Reception #: 2025000049937

Original Sale Date: 12/17/2025

Deed of Trust Date: 08/18/2022

Recording Date: 08/23/2022

Reception #: 2022000071046

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 13, BELLE CREEK SUBDIVISION FILING 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10712 DAYTON WAY, COMMERCE CITY, CO 80640-7523

Original Note Amt: \$437,525.00

LoanType: Unknown

Interest Rate: 4.375

Current Amount: \$428,455.42

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	LUCAS C. SAURINI AND GARY DWAYNE MCLAUGHLIN
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC
Grantor (Borrower On Deed of Trust)	LUCAS C. SAURINI AND GARY DWAYNE MCLAUGHLIN

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/23/2025

Last Publication Date: 11/20/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010537306

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581382

NED Date: 08/28/2025

Reception #: 2025000049940

Original Sale Date: 12/17/2025

Deed of Trust Date: 01/31/2006

Recording Date: 02/07/2006

Reception #: 20060207000134180

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 3, RIVERDALE HEIGHTS AMENDMENT NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

Address: 3283 EAST 102ND AVE, THORNTON, CO 80229-2892

Original Note Amt: \$244,800.00

LoanType: Unknown

Interest Rate: 6.750

Current Amount: \$145,499.84

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner:	YEN NGHIEM LE
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICA'S WHOLESALE LENDER
Grantor (Borrower On Deed of Trust)	YEN NGHIEM LE

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/23/2025

Last Publication Date: 11/20/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010563542

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Foreclosure Number: A202581383

NED Date: 08/28/2025

Reception #: 2025000049946

Original Sale Date: 12/17/2025

Deed of Trust Date: 07/03/2023

Recording Date: 07/11/2023

Reception #: 2023000038914

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 1, NORTH CREEK FARMS SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1966 EAST 167TH DRIVE, Thornton, CO 80602

Original Note Amt: \$120,000.00

LoanType: Conventional

Interest Rate: 9.89

Current Amount: \$120,050.23

As Of: 01/15/2025

Interest Type: Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION
Current Owner: Michael Alley AND Carroll Alley
Grantee (Lender On Deed of Trust): CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust): Michael Alley AND Carroll Alley

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: 25-034969

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581384

NED Date: 08/28/2025

Reception #: 2025000049945

Original Sale Date: 12/17/2025

Deed of Trust Date: 12/23/2019

Recording Date: 12/31/2019

Reception #: 2019000115268

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 8, NORTHBOROUGH HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2608 W 99th Place, Federal Heights, CO 80260

Original Note Amt: \$67,000.00

LoanType: Conventional

Interest Rate: 3.625

Current Amount: \$59,873.61

As Of: 04/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Deborah Lou Hobbs
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): Deborah Lou Hobbs

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: 25-035546

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581385

NED Date: 08/28/2025

Reception #: 2025000049939

Original Sale Date: 12/17/2025

Deed of Trust Date: 09/06/2019

Recording Date: 09/09/2019

Reception #: 2019000074740

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 30, BRIGHTON EAST FARMS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4426 Windmill Drive, Brighton, CO 80601

Original Note Amt: \$339,241.00

LoanType: FHA

Interest Rate: 4.5

Current Amount: \$306,995.83

As Of: 03/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jose Luis Castaneda

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

Grantor (Borrower On Deed of Trust) Jose Luis Castaneda

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: 22-027028

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581386

NED Date: 08/28/2025

Reception #: 2025000049981

Original Sale Date: 12/17/2025

Deed of Trust Date: 11/19/2021

Recording Date: 11/30/2021

Reception #: 2021000139816

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 3, PARKWOOD SUBDIVISION-FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3138 E 95th Dr, Thornton, CO 80229

Original Note Amt: \$367,750.00

LoanType: Unknown

Interest Rate: 3.241

Current Amount: \$346,221.10

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC

Current Owner: Mark Trujillo II

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

Grantor (Borrower On Deed of Trust) Mark Trujillo II

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-25-1022558-JH

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581387

NED Date: 08/28/2025

Reception #: 2025000050039

Original Sale Date: 12/17/2025

Deed of Trust Date: 10/25/2022

Recording Date: 11/02/2022

Reception #: 2022000089082

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLOCK 1, EAST - GLENN SUBDIVISION FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4760 E 129TH CT, THORNTON, CO 80241

Original Note Amt: \$290,496.00

LoanType: FHA

Interest Rate: 5.875

Current Amount: \$281,969.07

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: J'LAINE SEGURA AND BENEDICT SEGURA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CENTRAL MORTGAGE FUNDING, LLC

Grantor (Borrower On Deed of Trust) J'LAINE SEGURA AND BENEDICT SEGURA

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/23/2025

Last Publication Date: 11/20/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010554293

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