

# Notices of Election and Demand Filed in Adams County

From August 29, 2023 Through August 29, 2023

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:** A202380039

**NED Date:** 08/29/2023      **Reception #:** 2023000049173  
**Original Sale Date:** 12/20/2023  
**Deed of Trust Date:** 07/09/2008      **Recording Date:** 07/30/2008      **Reception #:** 2008000061365  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 1, VILLAGES NORTH SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9270 HARRISON STREET, THORNTON, CO 80229

**Original Note Amt:** \$197,600.00      **LoanType:** Unknown      **Interest Rate:** 7.2500  
**Current Amount:** \$195,328.50      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3  
**Current Owner:** XIL DU  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR COLORADO FINANCING PLUS, INC.  
**Grantor (Borrower On Deed of Trust)** XIL DU

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/26/2023  
**Last Publication Date:** 11/23/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000009832643      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202380040

**NED Date:** 08/29/2023      **Reception #:** 2023000049175  
**Original Sale Date:** 12/20/2023  
**Deed of Trust Date:** 06/09/2020      **Recording Date:** 06/16/2020      **Reception #:** 2020000054001  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 33, BRIGHTON EAST FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.  
APN #: 1569-03-2-08-022

**Address:** 664 Hayloft Way, Brighton, CO 80601

**Original Note Amt:** \$375,571.00      **LoanType:** FHA      **Interest Rate:** 3.5  
**Current Amount:** \$355,765.23      **As Of:** 04/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Christopher Andrew Ramos  
**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)** Christopher Andrew Ramos

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/26/2023  
**Last Publication Date:** 11/23/2023

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 22-027882      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202380041

**NED Date:** 08/29/2023      **Reception #:** 2023000049174  
**Original Sale Date:** 12/20/2023  
**Deed of Trust Date:** 11/02/2007      **Recording Date:** 11/13/2007      **Reception #:** 2007000105485  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 2, FOXTON VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 14142 E 102nd Pl, Commerce City, CO 80022

**Original Note Amt:** \$215,000.00      **LoanType:** Conventional      **Interest Rate:** 3.5  
**Current Amount:** \$205,323.93      **As Of:** 04/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST  
**Current Owner:** CRISPIN DIYON HOLEFIELD AND DAWNELLA JEAN HEREFORD  
**Grantee (Lender On Deed of Trust):** Neuvoc Inc  
**Grantor (Borrower On Deed of Trust):** Crispin Diyon Holefield

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/26/2023  
**Last Publication Date:** 11/23/2023

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-030614      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202380042

**NED Date:** 08/29/2023      **Reception #:** 2023000049176  
**Original Sale Date:** 12/20/2023  
**Deed of Trust Date:** 12/17/2004      **Recording Date:** 12/22/2004      **Reception #:** 20041222001304670  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

**Address:** 9758 LAREDO STREET 27D, COMMERCE CITY, CO 80022

**Original Note Amt:** \$159,020.00      **LoanType:** FHA      **Interest Rate:** 5.250  
**Current Amount:** \$83,460.73      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** JOHN K. LEWIS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
PULTE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** JOHN K. LEWIS

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/26/2023  
**Last Publication Date:** 11/23/2023

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 22-028500      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202380043

**NED Date:** 08/29/2023      **Reception #:** 2023000049262  
**Original Sale Date:** 12/20/2023  
**Deed of Trust Date:** 08/24/2018      **Recording Date:** 08/29/2018      **Reception #:** 2018000070370  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 1, DEER RUN PLANNED UNIT DEVELOPMENT, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL: 0157131101018

**Address:** 12741 Elm St, Thornton, CO 80241

**Original Note Amt:** \$384,000.00      **LoanType:** FHA      **Interest Rate:** 4.645  
**Current Amount:** \$72,094.32      **As Of:** 01/01/1950      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** Ronald Graham  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Ronald Graham

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/26/2023  
**Last Publication Date:** 11/23/2023

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 23-030704      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202380044

**NED Date:** 08/29/2023      **Reception #:** 2023000049180  
**Original Sale Date:** 12/20/2023  
**Deed of Trust Date:** 12/12/2020      **Recording Date:** 12/22/2020      **Reception #:** 2020000134299  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 54 Block 5 Aspen Meadows Townhomes Filing No. 3 Final Plat County of Adams State of Colorado.

**Address:** 1724 Aspen Meadows Circle, Federal Heights, CO 80260

**Original Note Amt:** \$317,067.00      **LoanType:** FHA      **Interest Rate:** 2.500  
**Current Amount:** \$301,884.78      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** Johnny Quintero  
**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):** Johnny Quintero

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/26/2023  
**Last Publication Date:** 11/23/2023

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

**Attorney File Number:** CO22119      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202380045

**NED Date:** 08/29/2023      **Reception #:** 2023000049184  
**Original Sale Date:** 12/20/2023  
**Deed of Trust Date:** 12/12/2014      **Recording Date:** 12/16/2014      **Reception #:** 2014000088000  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** See Exhibit A

**Address:**

**Original Note Amt:** \$29,120,000.00      **LoanType:** Unknown      **Interest Rate:** 4.54  
**Current Amount:** \$27,676,054.35      **As Of:** 06/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Deutsche Bank Trust Company Americas ("Trustee"), as Trustee for the registered holders of Wells Fargo Commercial Mortgage Securities, Inc. Multifamily Mortgage Pass-Through Certificates, Series 2016-KS06  
**Current Owner:** LSREF Golden Property 26 (CO), LLC  
**Grantee (Lender On Deed of Trust):** CBRE Capital Markets, Inc., a corporation  
**Grantor (Borrower On Deed of Trust):** LSREF Golden Property 26 (CO), LLC, a limited liability company

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/26/2023  
**Last Publication Date:** 11/23/2023

**Attorney for Beneficiary:** Perkins Coie LLP

**Attorney File Number:** 154125035.1      **Phone:** (303)291-2300      **Fax:** (303)291-2400

**Foreclosure Number:** A202380046

**NED Date:** 08/29/2023      **Reception #:** 2023000049179  
**Original Sale Date:** 12/20/2023  
**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:** \$304,863.56      **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:** 10/26/2023  
**Last Publication Date:** 11/23/2023

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-964784-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369



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