

Notices of Election and Demand Filed in Adams County

From September 16, 2025 Through September 16, 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:		A202480773		Restarted	
NED Date:	09/16/2025	Reception #:	2025000053700		
Original Sale Date:	01/14/2026				
Deed of Trust Date:	04/14/2022	Recording Date:	04/19/2022	Reception #:	2022000034885
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 21, REUNION FILING NO. 6, 2ND AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16480 Fairway Drive, Commerce City, CO 80022

Original Note Amt:	\$300,000.00	LoanType:	Conventional	Interest Rate:	4.99
Current Amount:	\$300,174.46	As Of:	02/28/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	BELLCO CREDIT UNION
Current Owner:	Michelle D. Lee
Grantee (Lender On Deed of Trust):	BELLCO CREDIT UNION
Grantor (Borrower On Deed of Trust)	Michelle D. Lee

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	11/20/2025
		Last Publication Date:	12/18/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number:	24-033118	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number:		A202581418	
NED Date:	09/16/2025	Reception #:	2025000053608
Original Sale Date:	01/14/2026	Recording Date:	03/31/2023
Deed of Trust Date:	03/30/2023	Re-Recording Date	
		Reception #:	2023000017319
		Re-Recorded #:	

Legal: LOT 14, BLOCK 141, COX SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2209 Macon St, Aurora, CO 80010

Original Note Amt:	\$365,750.00	LoanType:	Unknown	Interest Rate:	6.625
Current Amount:	\$360,717.95	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Chinou Thao
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Colorado Credit Union, its successors and assigns
Grantor (Borrower On Deed of Trust)	Chinou Thao

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	11/20/2025
		Last Publication Date:	12/18/2025

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

Attorney File Number:	CO24156	Phone:	(303)274-0155	Fax:	(303)274-0159
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Foreclosure Number: A202581419

NED Date: 09/16/2025

Reception #: 2025000053705

Original Sale Date: 01/14/2026

Deed of Trust Date: 11/30/2022

Recording Date: 12/07/2022

Reception #: 2022000095571

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 3, THE VILLAGES AT RIVERDALE FILING NO. 1 - AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8055 E. 128th Place, Thornton, CO 80602

Original Note Amt: \$449,704.00

LoanType: FHA

Interest Rate: 6.125

Current Amount: \$437,085.28

As Of: 04/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Michele Hunt and Travis Hunt
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust)	Michele Hunt and Travis Hunt

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

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

Attorney File Number: 25CO00499-1

Phone: (720)259-6710

Fax: (720)379-1375

Foreclosure Number: A202581420

NED Date: 09/16/2025

Reception #: 2025000053701

Original Sale Date: 01/14/2026

Deed of Trust Date: 05/28/2020

Recording Date: 05/29/2020

Reception #: 2020000048565

Re-Recording Date

Re-Recorded #:

Legal: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE.

Address: 7290 Samuel Drive, Denver, CO 80221

Original Note Amt: \$1,000,000.00

LoanType: Unknown

Interest Rate: 4.000

Current Amount: \$877,192.12

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Blue Federal Credit Union
Current Owner:	1616 Champa LLC
Grantee (Lender On Deed of Trust):	Blue Federal Credit Union
Grantor (Borrower On Deed of Trust)	1616 Champa LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 81420

Phone: (303)772-6666

Fax: (303)772-2822

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Foreclosure Number: A202581421

NED Date: 09/16/2025

Reception #: 2025000053747

Original Sale Date: 01/14/2026

Deed of Trust Date: 03/19/2021

Recording Date: 03/23/2021

Reception #: 2021000034425

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 17, NORTHFIELD SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

**The Deed of Trust legal description was corrected by a Corrective Affidavit re: Scrivener's Error recorded on 9/8/2021 at Reception No. 2021000106521, in the records of Adams County, State of Colorado.

Address: 1660 E 84th Avenue, Denver, CO 80229

Original Note Amt: \$378,026.00

LoanType: FHA

Interest Rate: 2.750

Current Amount: \$345,225.33

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Roque Mendoza-Cruz

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

Grantor (Borrower On Deed of Trust) Roque Mendoza-Cruz

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

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

Attorney File Number: CO25329

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581422

NED Date: 09/16/2025

Reception #: 2025000053748

Original Sale Date: 01/14/2026

Deed of Trust Date: 05/08/2020

Recording Date: 05/12/2020

Reception #: 2020000043123

Re-Recording Date

Re-Recorded #:

Legal: LOT 41, BLOCK 47, NORTHGLENN TWENTY SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0171902218041

***LOAN MODIFICATION RECORDED ON 9/29/2020 AT RECEPTION NO. 2020000097425 TO CORRECT THE PROPERTY CITY NAME.

Address: 11707 Keough Drive, Northglenn, CO 80233

Original Note Amt: \$449,704.00

LoanType: FHA

Interest Rate: 3.875

Current Amount: \$416,137.74

As Of: 06/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jankimberly B Kue AND Bruce X Kue

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) Jankimberly B Kue AND Bruce X Kue

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035644

Phone: (303)706-9990

Fax: (303)706-9994

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