

# Notices of Election and Demand Filed in Adams County

From October 15, 2024 Through October 15, 2024

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:** A202480706

**NED Date:** 10/15/2024 **Reception #:** 2024000056563  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 08/30/2022 **Recording Date:** 09/07/2022 **Reception #:** 2022000075081  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 16, BLOCK 8, RIVER OAKS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10918 Macon Street, Henderson, CO 80640

**Original Note Amt:** \$136,500.00 **LoanType:** Conventional **Interest Rate:** 13.75  
**Current Amount:** \$136,083.74 **As Of:** 04/29/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** BELLCO CREDIT UNION  
**Current Owner:** Derrick Burpo AND Katherine Svihlik-Burpo  
**Grantee (Lender On Deed of Trust):** BELLCO CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** Derrick Burpo AND Katherine Svihlik-Burpo

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 12/19/2024  
**Last Publication Date:** 01/16/2025

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 24-033190 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** A202480707

**NED Date:** 10/15/2024 **Reception #:** 2024000056564  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 06/08/2023 **Recording Date:** 06/09/2023 **Reception #:** 2023000032668  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 5, RIVER RUN SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11819 E 114TH AVE, COMMERCE CITY, CO 80640

**Original Note Amt:** \$544,362.00 **LoanType:** Unknown **Interest Rate:** 7.250  
**Current Amount:** \$539,998.12 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
**Current Owner:** JOHN P. MONTOYA, JR. AND MICHELLE R. ROCHE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GENEVA FINANCIAL, LLC  
**Grantor (Borrower On Deed of Trust):** JOHN P. MONTOYA, JR. AND MICHELLE R. ROCHE

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 12/19/2024  
**Last Publication Date:** 01/16/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010271955 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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**Foreclosure Number:** A202480708

**NED Date:** 10/15/2024      **Reception #:** 2024000056565  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 08/12/2016      **Recording Date:** 08/23/2016      **Reception #:** 2016000069777  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 4, POTOMAC FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 13277 East 105th Way, Commerce City, CO 80022

**Original Note Amt:** \$243,371.00      **LoanType:** FHA      **Interest Rate:** 3.250  
**Current Amount:** \$202,080.24      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Eleuterio F. Mendoza  
**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):** Eleuterio F. Mendoza

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/19/2024  
**Last Publication Date:** 01/16/2025

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

**Attorney File Number:** CO23769      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202480709

**NED Date:** 10/15/2024      **Reception #:** 2024000056562  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 11/08/2019      **Recording Date:** 11/25/2019      **Reception #:** 2019000102902  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 31, BLOCK 8, DEER RUN PLANNED UNIT DEVELOPMENT, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 12632 Forest Drive, Thornton, CO 80241

**Original Note Amt:** \$307,332.00      **LoanType:** FHA      **Interest Rate:** 3.125  
**Current Amount:** \$277,131.08      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** Shawn Phillip Case  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MER") as nominee for American Financing Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Shawn Phillip Case

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/19/2024  
**Last Publication Date:** 01/16/2025

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

**Attorney File Number:** CO-24-999376-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480710

**NED Date:** 10/15/2024      **Reception #:** 2024000056639  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 12/21/2018      **Recording Date:** 12/28/2018      **Reception #:** 2018000103198  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 78, COTTONWOOD VISTA FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2663 Mather St, Brighton, CO 80601-2619

**Original Note Amt:** \$307,330.00      **LoanType:** FHA      **Interest Rate:** 5.25  
**Current Amount:** \$281,358.45      **As Of:** 06/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Christopher Wolny  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Christopher Wolny

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/19/2024  
**Last Publication Date:** 01/16/2025

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

**Attorney File Number:** 24-033280      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480711

**NED Date:** 10/15/2024      **Reception #:** 2024000056645  
**Original Sale Date:** 05/28/2025  
**Deed of Trust Date:** 03/09/2004      **Recording Date:** 03/19/2004      **Reception #:** 20040319000121310  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 13948 Cavanaugh Road, Hudson, CO 80642

**Original Note Amt:** \$153,000.00      **LoanType:** Conventional      **Interest Rate:** 7.625  
**Current Amount:** \$70,539.81      **As Of:** 06/01/2024      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC  
**Current Owner:** James W. Hazlet AND Monte J. Hazlet  
**Grantee (Lender On Deed of Trust):** INDYMAC BANK, F.S.B.  
**Grantor (Borrower On Deed of Trust):** James W. Hazlet AND Monte J. Hazlet

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 04/04/2025  
**Last Publication Date:** 05/02/2025

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

**Attorney File Number:** 24-033241      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480712

**NED Date:** 10/15/2024      **Reception #:** 2024000056649  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 10/06/2023      **Recording Date:** 10/12/2023      **Reception #:** 2023000057857  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 25, BLOCK 87, BLOCKS 86, 87, 88 AND 89, THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2701 Barnhart Street, Thornton, CO 80229

**Original Note Amt:** \$70,000.00      **LoanType:** Unknown      **Interest Rate:** 8.500  
**Current Amount:** \$70,000.00      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Credit Union of Colorado  
**Current Owner:** Donald P. McNeil  
**Grantee (Lender On Deed of Trust):** Credit Union of Colorado  
**Grantor (Borrower On Deed of Trust):** Donald P. McNeil

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/19/2024  
**Last Publication Date:** 01/16/2025

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP  
**Attorney File Number:** 80712      **Phone:** (303)772-6666      **Fax:** (303)772-2822

**Foreclosure Number:** A202480713

**NED Date:** 10/15/2024      **Reception #:** 2024000056773  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 08/25/2017      **Recording Date:** 09/21/2017      **Reception #:** 2017000082368  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE FOLLOWING DESCRIBED LAND SITUATED IN COUNTY OF ADAMS, STATE OF COLORADO, TO WIT. LOT 4,  
BLOCK 40, NORTH GLENN TWENTY FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11506 Fowler Dr, Northglenn, CO 80233

**Original Note Amt:** \$150,000.00      **LoanType:** Unknown      **Interest Rate:** 3.990  
**Current Amount:** \$136,065.37      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** KeyBank, NA  
**Current Owner:** Jack M. Jackson, Karen L. Jackson  
**Grantee (Lender On Deed of Trust):** KeyBank National Association  
**Grantor (Borrower On Deed of Trust):** Jack M. Jackson, Karen L. Jackson

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/19/2024  
**Last Publication Date:** 01/16/2025

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-24-999449-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480714

**NED Date:** 10/15/2024

**Reception #:** 2024000056806

**Original Sale Date:** 02/12/2025

**Deed of Trust Date:** 09/25/2017

**Recording Date:** 10/02/2017

**Reception #:** 2017000085752

**Re-Recording Date:** 10/26/2017

**Re-Recorded #:** 2017000094138

**Legal:** LOT 3, BLOCK 2, SKYLAKE RANCH, PHASE 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11730 IVY STREET, THORNTON, CO 80233

**Original Note Amt:** \$300,000.00

**LoanType:** Unknown

**Interest Rate:** 4.375

**Current Amount:** \$297,875.81

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
<b>Current Owner:</b>	WILLIAM GEORGE HALL
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED MORTGAGE CORP
<b>Grantor (Borrower On Deed of Trust)</b>	WILLIAM GEORGE HALL

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 12/19/2024

**Last Publication Date:** 01/16/2025

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

**Attorney File Number:** 00000010274165

**Phone:** (303)350-3711

**Fax:** (303)813-1107