

# Notices of Election and Demand Filed in Adams County

From October 24, 2023 Through October 24, 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:** A202380132

**NED Date:** 10/24/2023      **Reception #:** 2023000059931  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 11/04/2005      **Recording Date:** 11/10/2005      **Reception #:** 20051110001249160  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 14, RIVER RUN SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

As Corrected by Correction Affidavit Re: Scrivener's Error Recorded October 12, 2023 Reception No. 2023000057806.

**Address:** 11487 Kenton St., Henderson, CO 80640

**Original Note Amt:** \$153,250.00      **LoanType:** CONV      **Interest Rate:** 4  
**Current Amount:** \$129,762.23      **As Of:** 01/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust  
**Current Owner:** Paula Peltier  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for JR Mortgage Corporation  
**Grantor (Borrower On Deed of Trust)** Paula Peltier

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/21/2023  
**Last Publication Date:** 01/18/2024

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

**Attorney File Number:** 23CO00253-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202380133

**NED Date:** 10/24/2023      **Reception #:** 2023000059933  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 08/23/2021      **Recording Date:** 08/31/2021      **Reception #:** 2021000102804  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 25, BLOCK 3, MIDTOWN AT CLEAR CREEK-FILING NO. 1 PLAT CORRECTION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 6748 Larsh Dr, Denver, CO 80221-2568

**Original Note Amt:** \$65,200.00      **LoanType:** Conventional      **Interest Rate:** 8.5  
**Current Amount:** \$62,338.94      **As Of:** 11/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Quest Trust Company FBO Chi Anh Nguyen #3570121  
**Current Owner:** Timothy J. Hall AND Allison M. Hall  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Timothy J. Hall AND Allison M. Hall

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/21/2023  
**Last Publication Date:** 01/18/2024

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

**Attorney File Number:** 23-029943      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202380134

**NED Date:** 10/24/2023      **Reception #:** 2023000059932  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 04/23/2021      **Recording Date:** 05/04/2021      **Reception #:** 2021000053527  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 6, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 47513 Clover Ave, Bennett, CO 80102

**Original Note Amt:** \$398,547.00      **LoanType:** FHA      **Interest Rate:** 3  
**Current Amount:** \$381,337.35      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** David Gil Bravo  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** David Gil Bravo

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 12/22/2023  
**Last Publication Date:** 01/19/2024

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

**Attorney File Number:** 23-031084      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202380135

**NED Date:** 10/24/2023      **Reception #:** 2023000059934  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 09/15/2021      **Recording Date:** 09/16/2021      **Reception #:** 2021000110187  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 3, HURON HEIGHTS-FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11743 Melody Drive, Northglenn, CO 80234

**Original Note Amt:** \$353,479.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$342,166.34      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Jamie Heinrich  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Jamie Heinrich

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/21/2023  
**Last Publication Date:** 01/18/2024

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

**Attorney File Number:** 23-031077      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Adams County

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**Foreclosure Number:** A202380136

**NED Date:** 10/24/2023      **Reception #:** 2023000059935  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 09/07/2018      **Recording Date:** 09/12/2018      **Reception #:** 2018000074319  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 4, BRIGHTON EAST FARMS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 4968 Spinning Wheel Dr, Brighton, CO 80601

**Original Note Amt:** \$335,775.00      **LoanType:** FHA      **Interest Rate:** 4.750  
**Current Amount:** \$323,376.34      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Melanie M. Martinez and Michael A. Martinez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Home Mortgage Alliance, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Melanie M. Martinez and Michael A. Martinez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/21/2023  
**Last Publication Date:** 01/18/2024

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

**Attorney File Number:** CO22425      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202380137

**NED Date:** 10/24/2023      **Reception #:** 2023000059936  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 01/02/2020      **Recording Date:** 01/03/2020      **Reception #:** 2020000000814  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 28, BLOCK 9, RESUBDIVISION OF BLOCKS 8, 9 & 10, AND LOTS 14, 15, 16, 17, 18 AND 19 IN BLOCK 15, NORTH GLENN EIGHTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171902403005

**Address:** 1947 East 115Th Place, Northglenn, CO 80233

**Original Note Amt:** \$346,967.00      **LoanType:** FHA      **Interest Rate:** 3.5  
**Current Amount:** \$303,426.34      **As Of:** 06/01/2023      **Interest Type:** Fixed

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

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/21/2023  
**Last Publication Date:** 01/18/2024

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

**Attorney File Number:** 22-028288      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202380138

**NED Date:** 10/24/2023      **Reception #:** 2023000059937  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 05/24/2002      **Recording Date:** 05/31/2002      **Reception #:** C0977173  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, RESUBDIVISION BLOCK 14, NORWOOD PARK, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7820 IVYWOOD STREET, COMMERCE CITY, CO 80022

**Original Note Amt:** \$96,600.00      **LoanType:** Unknown      **Interest Rate:** 6.7500  
**Current Amount:** \$64,391.75      **As Of:**      **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:** TWILA E MEDLIN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR WACHOVIA MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust)** TWILA E MEDLIN

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/21/2023  
**Last Publication Date:** 01/18/2024

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

**Attorney File Number:** 00000009926635      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202380139

**NED Date:** 10/24/2023      **Reception #:** 2023000060001  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 03/29/2022      **Recording Date:** 04/05/2022      **Reception #:** 2022000029860  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 25, BLOCK 1, SUNSET RIDGE FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9210 Grove St, Westminster, CO 80031-2720

**Original Note Amt:** \$416,000.00      **LoanType:** Unknown      **Interest Rate:** 4.300  
**Current Amount:** \$409,638.81      **As Of:**      **Interest Type:** Fixed

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

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/21/2023  
**Last Publication Date:** 01/18/2024

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

**Attorney File Number:** CO-23-965863-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202380140

**NED Date:** 10/24/2023      **Reception #:** 2023000060003  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 01/22/2015      **Recording Date:** 02/09/2015      **Reception #:** 2015000009099  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 7, NORTHRIDGE SUBDIVISION COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 6528 Xavier St, Arvada, CO 80003

**Original Note Amt:** \$152,014.00      **LoanType:** Unknown      **Interest Rate:** 4.625  
**Current Amount:** \$137,373.60      **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:** Ronald Dale Coddington  
**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Ronald Dale Coddington

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/21/2023  
**Last Publication Date:** 01/18/2024

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

**Attorney File Number:** CO-23-967294-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202380141

**NED Date:** 10/24/2023      **Reception #:** 2023000060110  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 07/13/2022      **Recording Date:** 07/15/2022      **Reception #:** 2022000061452  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 3, SHERWOOD HILLS - THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171913211007

**Address:** 10144 Saint Paul Dr, Thornton, CO 80229-2772

**Original Note Amt:** \$503,848.00      **LoanType:** FHA      **Interest Rate:** 5.75  
**Current Amount:** \$499,021.81      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Mcginnis, Charlene,Mcginnis, Kyle  
**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):** Charlene Mcginnis AND Kyle Mcginnis

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/21/2023  
**Last Publication Date:** 01/18/2024

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

**Attorney File Number:** 23-031091      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202380142

**NED Date:** 10/24/2023      **Reception #:** 2023000060112  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 11/06/2008      **Recording Date:** 11/10/2008      **Reception #:** 2008000089276  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 1, GREEN ESTATES FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 15323 EDNA DRIVE, BRIGHTON, CO 80603

**Original Note Amt:** \$344,000.00      **LoanType:** Unknown      **Interest Rate:** 6.625  
**Current Amount:** \$385,630.57      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.  
**Current Owner:** WANDA SULLEY AND MICHAEL SULLEY AND PAUL SULLEY  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST NATIONAL BANK  
**Grantor (Borrower On Deed of Trust)** WANDA SULLEY

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/21/2023  
**Last Publication Date:** 01/18/2024

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

**Attorney File Number:** 00000009926338      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202380143

**NED Date:** 10/24/2023      **Reception #:** 2023000060141  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 01/10/2020      **Recording Date:** 01/23/2020      **Reception #:** 2020000007390  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 8, THORNTON VALLEY EAST 2ND FILING, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 9111 MONROE STREET, THORNTON, CO 80229-4036

**Original Note Amt:** \$285,038.00      **LoanType:** Unknown      **Interest Rate:** 3.500  
**Current Amount:** \$270,505.82      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** JAMES D. MARTINEZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR ACADEMY BANK N.A.  
**Grantor (Borrower On Deed of Trust)** JAMES D. MARTINEZ

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/21/2023  
**Last Publication Date:** 01/18/2024

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

**Attorney File Number:** 00000009932542      **Phone:** (303)350-3711      **Fax:** (303)813-1107