

# Notices of Election and Demand Filed in Adams County

From October 03, 2024 Through October 03, 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:** A202480690

**NED Date:** 10/03/2024      **Reception #:** 2024000054560  
**Original Sale Date:** 02/05/2025  
**Deed of Trust Date:** 09/20/2019      **Recording Date:** 09/30/2019      **Reception #:** 2019000082561  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 79, AMENDED PLAT OF BLOCKS 77, 78, 79, 80, 81 AND 82 OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9290 Palo Verde Street, Denver, CO 80229

**Original Note Amt:** \$263,500.00      **LoanType:** Unknown      **Interest Rate:** 4.500  
**Current Amount:** \$237,947.93      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** New Residential Mortgage, LLC  
**Current Owner:** Van Pein Mouanoutoua and Tong Ci Mouanoutoua  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financing Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Van Pein Mouanoutoua and Tong Ci Mouanoutoua

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/12/2024  
**Last Publication Date:** 01/09/2025

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

**Attorney File Number:** CO-24-995397-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202480691

**NED Date:** 10/03/2024      **Reception #:** 2024000054615  
**Original Sale Date:** 02/05/2025  
**Deed of Trust Date:** 10/29/2003      **Recording Date:** 11/05/2003      **Reception #:** C1234337  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 8701 HURON STREET, UNIT 10-210, THORNTON, CO 80260

**Original Note Amt:** \$75,660.00      **LoanType:** FHA      **Interest Rate:** 7.25  
**Current Amount:** \$53,751.03      **As Of:** 04/01/2024      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** Scott Maynard  
**Grantee (Lender On Deed of Trust):** WELLS FARGO HOME MORTGAGE, INC.  
**Grantor (Borrower On Deed of Trust)** Scott Maynard

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/12/2024  
**Last Publication Date:** 01/09/2025

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

**Attorney File Number:** 19-020667      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480692

**NED Date:** 10/03/2024      **Reception #:** 2024000054614  
**Original Sale Date:** 02/05/2025  
**Deed of Trust Date:** 06/18/2021      **Recording Date:** 06/22/2021      **Reception #:** 2021000074501  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 128, REMINGTON FILING NO. 1, P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9127 Birch Street, Thornton, CO 80229

**Original Note Amt:** \$420,010.00      **LoanType:** Conventional      **Interest Rate:** 3.25  
**Current Amount:** \$396,964.70      **As Of:** 04/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Justin David Paschal  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Justin David Paschal

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/12/2024  
**Last Publication Date:** 01/09/2025

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

**Attorney File Number:** 24-033213      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480694

**NED Date:** 10/03/2024      **Reception #:** 2024000054747  
**Original Sale Date:** 02/05/2025  
**Deed of Trust Date:** 05/18/2007      **Recording Date:** 05/24/2007      **Reception #:** 2007000051385  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 7B, PARK TERRACE FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2610 Fern Drive, Westminster, CO 80030

**Original Note Amt:** \$158,400.00      **LoanType:** Unknown      **Interest Rate:** 6.500  
**Current Amount:** \$94,356.05      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-G, Mortgage-Backed Securities, Series 2021-G  
**Current Owner:** Thomas J Vallero, Elizabeth V Kentner  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Responsive Mortgage Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Thomas J Vallero, Elizabeth V Kentner

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/12/2024  
**Last Publication Date:** 01/09/2025

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

**Attorney File Number:** CO-24-995856-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480695

**NED Date:** 10/03/2024      **Reception #:** 2024000054768  
**Original Sale Date:** 02/05/2025  
**Deed of Trust Date:** 07/24/2020      **Recording Date:** 07/29/2020      **Reception #:** 2020000072002  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A

**Address:** 15612 E 96th Way, Unit 9B, Commerce City, CO 80022

**Original Note Amt:** \$193,500.00      **LoanType:** Unknown      **Interest Rate:** 2.990  
**Current Amount:** \$179,894.29      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** Anthony M. Draper  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Ideal Home Loans LLC., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Anthony M. Draper

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/12/2024  
**Last Publication Date:** 01/09/2025

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

**Attorney File Number:** CO-24-999041-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202480696

**NED Date:** 10/03/2024      **Reception #:** 2024000054780  
**Original Sale Date:** 02/05/2025  
**Deed of Trust Date:** 11/10/2004      **Recording Date:** 11/16/2004      **Reception #:** 20041116001159400  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 16, BLOCK 7, PERL-MACK MANOR THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7040 Alan Drive, Denver, CO 80221

**Original Note Amt:** \$130,000.00      **LoanType:** Unknown      **Interest Rate:** 5.500  
**Current Amount:** \$84,271.75      **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:** Edward P Raymond, Virginia M Miera  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MER") as nominee for Commercial Federal Bank, a FSB, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Edward P Raymond, Virginia M Miera

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/12/2024  
**Last Publication Date:** 01/09/2025

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

**Attorney File Number:** CO-24-998250-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369