

# Notices of Election and Demand Filed in Adams County

From November 14, 2024 Through November 14, 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:** A202480785

**NED Date:** 11/14/2024      **Reception #:** 2024000063464  
**Original Sale Date:** 03/19/2025  
**Deed of Trust Date:** 06/07/2021      **Recording Date:** 06/10/2021      **Reception #:** 2021000070515  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 1, RIVERDALE PARK FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 5765 E 129th Pl, Thornton, CO 80602

**Original Note Amt:** \$526,556.00      **LoanType:** FHA      **Interest Rate:** 3.250  
**Current Amount:** \$496,646.87      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Aurelee Casillas  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Hometown Lenders Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Aurelee Casillas

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/23/2025  
**Last Publication Date:** 02/20/2025

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

**Attorney File Number:** CO23734      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202480786

**NED Date:** 11/14/2024      **Reception #:** 2024000063465  
**Original Sale Date:** 03/19/2025  
**Deed of Trust Date:** 03/31/2021      **Recording Date:** 04/02/2021      **Reception #:** 2021000040940  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 29, BLOCK 1, PARKSIDE SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1724 W 102nd Ave, Thornton, CO 80260

**Original Note Amt:** \$299,475.00      **LoanType:** FHA      **Interest Rate:** 3.125  
**Current Amount:** \$279,410.82      **As Of:** 07/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Kenny Wright AND Evett Presley  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Kenny Wright AND Evett Presley

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/23/2025  
**Last Publication Date:** 02/20/2025

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

**Attorney File Number:** 24-033469      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480787

**NED Date:** 11/14/2024      **Reception #:** 2024000063582  
**Original Sale Date:** 03/19/2025  
**Deed of Trust Date:** 05/15/2013      **Recording Date:** 06/20/2013      **Reception #:** 2013000052470  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 1, FULLER ESTATES III, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11625 SALEM ST, HENDERSON, CO 80640

**Original Note Amt:** \$320,350.00      **LoanType:** Unknown      **Interest Rate:** 3.750  
**Current Amount:** \$241,239.76      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, N.A.  
**Current Owner:** JODELL D KAUSE  
**Grantee (Lender On Deed of Trust):** WELLS FARGO BANK, N.A.  
**Grantor (Borrower On Deed of Trust):** JODELL D KAUSE

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/23/2025  
**Last Publication Date:** 02/20/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010295541      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202480788

**NED Date:** 11/14/2024      **Reception #:** 2024000063589  
**Original Sale Date:** 03/19/2025  
**Deed of Trust Date:** 06/25/2007      **Recording Date:** 07/09/2007      **Reception #:** 2007000065811  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** A PARCEL OF LAND SITUATED IN THE STATE OF COLORADO, COUNTY OF ADAMS, WITH A STREET LOCATION ADDRESS OF 11450 E 23RD AVE; AURORA, CO 80010-1340 CURRENTLY OWNED BY MARJORIE B JOHNSON AND COLLEEN L PATTERSON HAVING A TAX IDENTIFICATION NUMBER OF R0095939 AND FURTHER DESCRIBED AS SUB: COX SUBD BLK:142 LOT:24.

**Address:** 11450 E 23rd Ave, Aurora, CO 80010

**Original Note Amt:** \$81,000.00      **LoanType:** Unknown      **Interest Rate:** 8.09  
**Current Amount:** \$80,597.32      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** KeyBank, NA  
**Current Owner:** Colleen Leah Patterson  
**Grantee (Lender On Deed of Trust):** KeyBank National Association  
**Grantor (Borrower On Deed of Trust):** Marjorie B. Johnson, Shirley A. Johnson and Colleen L. Patterson

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/23/2025  
**Last Publication Date:** 02/20/2025

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-24-1001493-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480789

**NED Date:** 11/14/2024      **Reception #:** 2024000063588  
**Original Sale Date:** 03/19/2025  
**Deed of Trust Date:** 04/22/2011      **Recording Date:** 04/27/2011      **Reception #:** 2011000027127  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 21, BLOCK 47, NORTHGLEEN FILLING NO. 22, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11797 Keough Drive, Northglenn, CO 80233

**Original Note Amt:** \$166,735.00      **LoanType:** FHA      **Interest Rate:** 4.750  
**Current Amount:** \$130,021.77      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Shane M Skinner  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERs") as nominee for Cherry Creek Mortgage CO., Inc., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Shane M Skinner

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/23/2025  
**Last Publication Date:** 02/20/2025

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

**Attorney File Number:** CO-24-1001730-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202480790

**NED Date:** 11/14/2024      **Reception #:** 2024000063637  
**Original Sale Date:** 03/19/2025  
**Deed of Trust Date:** 12/30/2019      **Recording Date:** 12/31/2019      **Reception #:** 2019000115201  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

**Address:** 19660 East 61st Drive, Aurora, CO 80019

**Original Note Amt:** \$407,483.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$397,352.90      **As Of:** 07/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Flores Larreta, Cesar,Lopez Campa, Salma  
**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)** Cesar Flores Larreta AND Salma Lopez Campa

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/23/2025  
**Last Publication Date:** 02/20/2025

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

**Attorney File Number:** 23-030851      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480791

**NED Date:** 11/14/2024

**Reception #:** 2024000063648

**Original Sale Date:** 03/19/2025

**Deed of Trust Date:** 01/12/2021

**Recording Date:** 01/22/2021

**Reception #:** 2021000008107

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 41, REUNION FILING NO. 34, AMENDMENT NO.1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 18361 E 102ND PL, COMMERCE CITY, CO 80022

**Original Note Amt:** \$307,545.00

**LoanType:** Unknown

**Interest Rate:** 2.875

**Current Amount:** \$284,278.58

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC

**Current Owner:** RIKKI LEE BRIGGS

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
LOANPAL, LLC

**Grantor (Borrower On Deed of Trust)** RIKKI LEE BRIGGS

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 01/23/2025

**Last Publication Date:** 02/20/2025

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

**Attorney File Number:** 00000010300184

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

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