



# Notices of Election and Demand Filed in Adams County

From December 10, 2024 Through December 10, 2024

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You should conduct your own due diligence.

**Foreclosure Number:** A202480832

**NED Date:** 12/10/2024      **Reception #:** 2024000068386  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 10/03/2019      **Recording Date:** 10/09/2019      **Reception #:** 2019000086509  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, SILVER SPRINGS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 15045 Iola St, Brighton, CO 80602

**Original Note Amt:** \$300,000.00      **LoanType:** Conventional      **Interest Rate:** 3.5  
**Current Amount:** \$306,130.59      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SELENE FINANCE LP  
**Current Owner:** Kenneth D. Ivy AND Tempestt A. Baggett  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Kenneth D. Ivy AND Tempestt A. Baggett

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/13/2025  
**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 24-032751      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480833

**NED Date:** 12/10/2024      **Reception #:** 2024000068388  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 03/10/2017      **Recording Date:** 03/10/2017      **Reception #:** 2017000021637  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Condominium Unit 210, Building 32, Autumn Chase II Condominiums, in accordance with the Declaration recorded June 27, 1994 in Book 4345 at Page 559 and Condominium Map of Autumn Chase II Building 32 recorded August 13, 1997 at Reception No. C0308285, in the records of the office of the Clerk and Recorder of Adams County, Colorado, County of Adams, State of Colorado

**Address:** 3011 W 107th Pl #F, Westminster, CO 80031

**Original Note Amt:** \$218,500.00      **LoanType:** FNMA      **Interest Rate:** 4.375  
**Current Amount:** \$189,418.13      **As Of:** 12/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** TH MSR Holdings LLC  
**Current Owner:** Lyndsay A. McDonald  
**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)** Lyndsay A. McDonald

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/13/2025  
**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 24CO00555-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375



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**Foreclosure Number:** A202480836

**NED Date:** 12/10/2024      **Reception #:** 2024000068389  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 07/17/2018      **Recording Date:** 07/18/2018      **Reception #:** 2018000057835  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 8, AMENDED MAP OF TRACT "A" IN CORONADO SUBDIVISION FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 8234 LaDean St, Denver, CO 80229

**Original Note Amt:** \$147,283.00      **LoanType:** Unknown      **Interest Rate:** 5.000  
**Current Amount:** \$125,356.89      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Scott K. McKay and Jaclyn S. McKay  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Amerisave Mortgage Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Scott K. McKay and Jaclyn S. McKay

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/13/2025  
**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** CO-24-1002987-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202480837

**NED Date:** 12/10/2024      **Reception #:** 2024000068393  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 05/25/2022      **Recording Date:** 06/01/2022      **Reception #:** 2022000047899  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, MITCHELL FARMS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 56605 E 32nd Ave, Strasburg, CO 80136

**Original Note Amt:** \$300,000.00      **LoanType:** Unknown      **Interest Rate:** 3.490  
**Current Amount:** \$299,263.71      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Security Service Federal Credit Union  
**Current Owner:** Alexandro Vazquez  
**Grantee (Lender On Deed of Trust):** Security Service Federal Credit Union  
**Grantor (Borrower On Deed of Trust)** Alexandro Vazquez and Brenda Vazquez-Martinez

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 02/14/2025  
**Last Publication Date:** 03/14/2025

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

**Attorney File Number:** CO-24-1003488-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480838

**NED Date:** 12/10/2024      **Reception #:** 2024000068390  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 11/17/2017      **Recording Date:** 11/27/2017      **Reception #:** 2017000104110  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 4, THE YACHT CLUB FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 6819 Zenobia Street Unit B3, Westminster, CO 80030

**Original Note Amt:** \$457,500.00      **LoanType:** FHA      **Interest Rate:** 7.618  
**Current Amount:** \$146,566.84      **As Of:** 01/01/1950      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** FINANCE OF AMERICA REVERSE LLC  
**Current Owner:** George Carpenter AND Charlotte York  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** George Carpenter AND Charlotte York

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/13/2025  
**Last Publication Date:** 03/13/2025

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 24-033608      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480839

**NED Date:** 12/10/2024      **Reception #:** 2024000068392  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 03/16/2021      **Recording Date:** 03/23/2021      **Reception #:** 2021000035274  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 28, BLOCK 8, SHERRELWOOD ESTATES, FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 8374 Mitze Way, Denver, CO 80221-3986

**Original Note Amt:** \$40,000.00      **LoanType:** Unknown      **Interest Rate:** 4.750  
**Current Amount:** \$39,993.15      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Premier Members Credit Union  
**Current Owner:** Cynthia Morales Dominguez, Jose M Dominguez Valenzuela  
**Grantee (Lender On Deed of Trust):** Premier Members CU  
**Grantor (Borrower On Deed of Trust):** Cynthia Morales Dominguez, Jose M Dominguez Valenzuela

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/13/2025  
**Last Publication Date:** 03/13/2025

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP  
**Attorney File Number:** 80839      **Phone:** (303)772-6666      **Fax:** (303)772-2822

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**Foreclosure Number:** A202480840

**NED Date:** 12/10/2024      **Reception #:** 2024000068395  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 06/03/2022      **Recording Date:** 06/07/2022      **Reception #:** 2022000050508  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 24A, SHERRELWOOD ESTATES FILING 3A, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1262 Elder Street, Denver, CO 80221

**Original Note Amt:** \$488,000.00      **LoanType:** Unknown      **Interest Rate:** 6.125  
**Current Amount:** \$475,922.74      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Pacific Asset Holding LLC, a Delaware limited liability company; a wholly-owned subsidiary of Pacific Life Insurance Company  
**Current Owner:** Darren Murphy  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Castle Mortgage Corporation, its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Darren Murphy

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/13/2025  
**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** CO-24-1000686-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202480841

**NED Date:** 12/10/2024      **Reception #:** 2024000068512  
**Original Sale Date:** 04/09/2025  
**Deed of Trust Date:** 07/15/2022      **Recording Date:** 07/21/2022      **Reception #:** 2022000062653  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0172305310052

**Address:** 15501 E 112th Ave Unit 35B, Commerce City, CO 80022-9871

**Original Note Amt:** \$424,760.00      **LoanType:** VA      **Interest Rate:** 5.125  
**Current Amount:** \$413,828.11      **As Of:** 06/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PLANET HOME LENDING, LLC  
**Current Owner:** James Ross Carter  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DRAPER AND KRAMER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** James Ross Carter

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/13/2025  
**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 24-033408      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480842

**NED Date:** 12/10/2024

**Reception #:** 2024000068514

**Original Sale Date:** 04/09/2025

**Deed of Trust Date:** 10/12/2005

**Recording Date:** 11/04/2005

**Reception #:** 20051104001226720

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 11, BLOCK 34, MORRIS HEIGHTS FILING NO 3, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 3000 Worchester Street, Aurora, CO 80011

**Original Note Amt:** \$176,700.00

**LoanType:** Conventional

**Interest Rate:** 4

**Current Amount:** \$101,321.23

**As Of:** 08/01/2024

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR33, MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-AR33

**Current Owner:** Juan Manuel Garcia

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR INDYMAC BANK, F.S.B., ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Juan Manuel Garcia

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 02/13/2025

**Last Publication Date:** 03/13/2025

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

**Attorney File Number:** 24-033660

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