

# Notices of Election and Demand Filed in Adams County

From December 17, 2024 Through December 17, 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:** A202480847

**NED Date:** 12/17/2024      **Reception #:** 2024000069908  
**Original Sale Date:** 04/16/2025  
**Deed of Trust Date:** 09/05/2018      **Recording Date:** 09/12/2018      **Reception #:** 2018000074330  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 41, BLOCK 3, LAKEVIEW ESTATES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7008 Zenobia Pl, Westminster, CO 80030-5752

**Original Note Amt:** \$219,900.00      **LoanType:** Unknown      **Interest Rate:** 4.875  
**Current Amount:** \$198,772.30      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** Rocket Bomb, LLC  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Wayne P. Archuleta and Mary E. Montoya Archuleta

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/20/2025  
**Last Publication Date:** 03/20/2025

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

**Attorney File Number:** CO24017      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202480848

**NED Date:** 12/17/2024      **Reception #:** 2024000069901  
**Original Sale Date:** 04/16/2025  
**Deed of Trust Date:** 07/27/2023      **Recording Date:** 07/31/2023      **Reception #:** 2023000043245  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 53, REUNION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 17065 E 105th Ave, Commerce City, CO 80022

**Original Note Amt:** \$500,000.00      **LoanType:** Unknown      **Interest Rate:** 5.625  
**Current Amount:** \$497,302.18      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** United Wholesale Mortgage, LLC  
**Current Owner:** LetheMarie Seltzer and Troy Roebuck  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Five Star Financial LLC, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** LetheMarie Seltzer and Troy Roebuck

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/20/2025  
**Last Publication Date:** 03/20/2025

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

**Attorney File Number:** CO-24-1003873-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480849

**NED Date:** 12/17/2024      **Reception #:** 2024000069902  
**Original Sale Date:** 04/16/2025  
**Deed of Trust Date:** 03/13/2015      **Recording Date:** 03/18/2015      **Reception #:** 2015000018832  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 14, BRIGHTON CROSSING FILING NO. 3, AMENDMENT NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4692 Mt Shavano Street, Brighton, CO 80601

**Original Note Amt:** \$318,423.00      **LoanType:** FHA      **Interest Rate:** 3.5  
**Current Amount:** \$273,187.18      **As Of:** 08/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** Douglas M Brown AND Sondra L Brown  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Sondra L Brown AND Douglas M Brown

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/20/2025  
**Last Publication Date:** 03/20/2025

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

**Attorney File Number:** 24-033651      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480850

**NED Date:** 12/17/2024      **Reception #:** 2024000069918  
**Original Sale Date:** 04/16/2025  
**Deed of Trust Date:** 05/30/2023      **Recording Date:** 06/05/2023      **Reception #:** 2023000031328  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 41, BLOCK 3, ASPEN MEADOWS TOWNHOMES FILING NO. 3 FINAL PLAT, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1652 Aspen Meadows Cir, Denver, CO 80260-4854

**Original Note Amt:** \$50,000.00      **LoanType:** Unknown      **Interest Rate:** 10.250  
**Current Amount:** \$49,999.96      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Premier Members Credit Union  
**Current Owner:** Carrie D Bueno  
**Grantee (Lender On Deed of Trust):** Premier Members CU  
**Grantor (Borrower On Deed of Trust)** Carrie D Bueno

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/20/2025  
**Last Publication Date:** 03/20/2025

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP

**Attorney File Number:** 80850      **Phone:** (303)772-6666      **Fax:** (303)772-2822

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**Foreclosure Number:** A202480851

**NED Date:** 12/17/2024      **Reception #:** 2024000069996  
**Original Sale Date:** 04/16/2025  
**Deed of Trust Date:** 08/12/2016      **Recording Date:** 08/19/2016      **Reception #:** 2016000068292  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 2, FAIRVIEW, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7961 Robin Lane, Denver, CO 80221

**Original Note Amt:** \$102,356.00      **LoanType:** Unknown      **Interest Rate:** 3.750  
**Current Amount:** \$86,970.50      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** James P. Kirrane  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cornerstone Home Lending, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** James P. Kirrane

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/20/2025  
**Last Publication Date:** 03/20/2025

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

**Attorney File Number:** CO23884      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202480852

**NED Date:** 12/17/2024      **Reception #:** 2024000070007  
**Original Sale Date:** 04/16/2025  
**Deed of Trust Date:** 12/09/2022      **Recording Date:** 12/14/2022      **Reception #:** 2022000096988  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE SOUTH 29.83 FEET OF THE NORTH 222.00 FEET OF BLOCK 16, NORTHGLENN TWENTY-FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0171903107011

**Address:** 11655 Lincoln Street, Northglenn, CO 80233

**Original Note Amt:** \$390,299.00      **LoanType:** FHA      **Interest Rate:** 7  
**Current Amount:** \$380,898.03      **As Of:** 08/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Emanuel Ivan Castillo AND Maria De Los Angeles Lopez  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Emanuel Ivan Castillo AND Maria De Los Angeles Lopez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/20/2025  
**Last Publication Date:** 03/20/2025

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

**Attorney File Number:** 24-033714      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480853

**NED Date:** 12/17/2024

**Reception #:** 2024000070025

**Original Sale Date:** 04/16/2025

**Deed of Trust Date:** 04/07/2018

**Recording Date:** 04/16/2018

**Reception #:** 2018000030282

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 14, BLOCK 5, BRIGHTON EAST FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4374 PRAIRIE DRIVE, BRIGHTON, CO 80601

**Original Note Amt:** \$326,000.00

**LoanType:** Unknown

**Interest Rate:** 5.125

**Current Amount:** \$314,286.00

**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 RCF 2 ACQUISITION TRUST

**Current Owner:** PHILLIP JOHN PEREZ AND KIMBERLY LYNN PEREZ

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

**Grantor (Borrower On Deed of Trust)** PHILLIP JOHN PEREZ AND KIMBERLY LYNN PEREZ

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

**Last Publication Date:** 03/20/2025

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

**Attorney File Number:** 00000010328094

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

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