

# Notices of Election and Demand Filed in Adams County

From December 19, 2023 Through December 19, 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:** A202380227

**NED Date:** 12/19/2023

**Reception #:** 2023000069720

**Original Sale Date:** 04/17/2024

**Deed of Trust Date:** 08/18/2021

**Recording Date:** 08/19/2021

**Reception #:** 2021000099359

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 0171925302038

**Address:** 8199 Welby Road 1306, Thornton, CO 80229

**Original Note Amt:** \$289,656.00

**LoanType:** FHA

**Interest Rate:** 3.25

**Current Amount:** \$287,211.81

**As Of:** 03/01/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Lucero, Alexandra, Emma
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Alexandra Emma Lucero

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 02/22/2024

**Last Publication Date:** 03/21/2024

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

**Attorney File Number:** 23-031429

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** A202380228

**NED Date:** 12/19/2023

**Reception #:** 2023000069721

**Original Sale Date:** 04/17/2024

**Deed of Trust Date:** 06/02/2020

**Recording Date:** 06/05/2020

**Reception #:** 2020000051116

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 12, BLOCK 2, CORONADO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171926320012

**Address:** 831 Clarkson Ct, Denver, CO 80229

**Original Note Amt:** \$367,225.00

**LoanType:** FHA

**Interest Rate:** 3.625

**Current Amount:** \$345,126.38

**As Of:** 08/01/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Donavon Joseph Lee Burton
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Donavon Joseph Lee Burton

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 02/22/2024

**Last Publication Date:** 03/21/2024

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

**Attorney File Number:** 23-031461

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** A202380229

**NED Date:** 12/19/2023      **Reception #:** 2023000069722  
**Original Sale Date:** 04/17/2024  
**Deed of Trust Date:** 07/29/2003      **Recording Date:** 07/31/2003      **Reception #:** C1184601  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 17, RIVER RUN SUBDIVISION FILING NO.4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11243 KINGSTON STREET, HENDERSON, CO 80640

**Original Note Amt:** \$226,500.00      **LoanType:** Unknown      **Interest Rate:** 3.875  
**Current Amount:** \$190,640.95      **As Of:**      **Interest Type:** Adjustable

**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:** ANGEL E. TOWERS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CH  
MORTGAGE COMPANY I LTD DBA MELODY MORTGAGE CO, ITS SUCCESSORS  
AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** ANGEL E. TOWERS

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/22/2024  
**Last Publication Date:** 03/21/2024

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

**Attorney File Number:** 22-027169      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202380230

**NED Date:** 12/19/2023      **Reception #:** 2023000069724  
**Original Sale Date:** 04/17/2024  
**Deed of Trust Date:** 03/27/2020      **Recording Date:** 04/02/2020      **Reception #:** 2020000030136  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 17, BLOCK 14, THORNTON, BLOCKS 14 AND 15 COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0171923431014

**Address:** 8861 POZE BOULEVARD, THORNTON, CO 80229

**Original Note Amt:** \$324,022.00      **LoanType:** FHA      **Interest Rate:** 3.875  
**Current Amount:** \$304,216.35      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** MATTHEW MILLS AND KAYSEE BERRYMAN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** MATTHEW MILLS AND KAYSEE BERRYMAN

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/22/2024  
**Last Publication Date:** 03/21/2024

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

**Attorney File Number:** 22-027309      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202380231

**NED Date:** 12/19/2023      **Reception #:** 2023000069855  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 07/17/2019      **Recording Date:** 07/19/2019      **Reception #:** 2019000056884  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A

**Address:** 60901 E. 38th Ave, Strasburg, CO 80136

**Original Note Amt:** \$408,122.00      **LoanType:** Unknown      **Interest Rate:** 4.000  
**Current Amount:** \$395,932.00      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BOKF, N.A.  
**Current Owner:** Ivan Ramos  
**Grantee (Lender On Deed of Trust):** BOKF NA DBA Colorado State Bank and Trust  
**Grantor (Borrower On Deed of Trust):** Ivan Ramos

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 06/07/2024  
**Last Publication Date:** 07/05/2024

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

**Attorney File Number:** CO-23-971475-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202380232

**NED Date:** 12/19/2023      **Reception #:** 2023000069850  
**Original Sale Date:** 04/17/2024  
**Deed of Trust Date:** 07/14/2020      **Recording Date:** 07/17/2020      **Reception #:** 2020000067347  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 120, REUNION FILING NO. 34, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0172316129018

**Address:** 10126 Yampa Ct, Commerce City, CO 80022-9051

**Original Note Amt:** \$339,838.00      **LoanType:** FHA      **Interest Rate:** 4.125  
**Current Amount:** \$322,061.65      **As Of:** 08/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Amaro, Gabriel, Andrew  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Gabriel Andrew Amaro

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 02/22/2024  
**Last Publication Date:** 03/21/2024

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

**Attorney File Number:** 23-031447      **Phone:** (303)706-9990      **Fax:** (303)706-9994