

# Notices of Election and Demand Filed in Adams County

From March 19, 2024 Through March 19, 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:** A202480368

**NED Date:** 03/19/2024      **Reception #:** 2024000014011  
**Original Sale Date:** 07/17/2024  
**Deed of Trust Date:** 12/06/2021      **Recording Date:** 12/14/2021      **Reception #:** 2021000145207  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 3, WOLF CREEK RUN FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2872 RENSHAW ST, STRASBURG, CO 80136-7417

**Original Note Amt:** \$309,320.00      **LoanType:** Unknown      **Interest Rate:** 2.99  
**Current Amount:** \$298,617.99      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ARC HOME LLC  
**Current Owner:** PHILIP STONE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PROFESSIONAL MORTGAGE SOURCE LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** PHILIP STONE

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 05/24/2024  
**Last Publication Date:** 06/21/2024

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48135129      **Phone:** (877)353-2146 X1017      **Fax:**

**Foreclosure Number:** A202480369

**NED Date:** 03/19/2024      **Reception #:** 2024000013960  
**Original Sale Date:** 07/17/2024  
**Deed of Trust Date:** 12/12/2020      **Recording Date:** 12/22/2020      **Reception #:** 2020000134299  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 54, Block 5, Aspen Meadows Townhomes Filing No. 3 Final Plat, County of Adams, State of Colorado.

**Address:** 1724 Aspen Meadows Circle, Federal Heights, CO 80260

**Original Note Amt:** \$317,067.00      **LoanType:** FHA      **Interest Rate:** 2.500  
**Current Amount:** \$297,490.28      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** Johnny Quintero  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financing Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Johnny Quintero

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/23/2024  
**Last Publication Date:** 06/20/2024

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

**Attorney File Number:** CO22119      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202480370

**NED Date:** 03/19/2024      **Reception #:** 2024000014006  
**Original Sale Date:** 07/17/2024  
**Deed of Trust Date:** 04/14/2006      **Recording Date:** 04/20/2006      **Reception #:** 20060420000406680  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, REUNION FILING NO. 16, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9894 Telluride Street, Commerce City, CO 80022

**Original Note Amt:** \$238,400.00      **LoanType:** Unknown      **Interest Rate:** 6.125  
**Current Amount:** \$185,040.92      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-HE2 Asset Backed Pass-Through Certificates, Series 2006-HE2  
**Current Owner:** Fernando Gurrola  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Ownit Mortgage Solutions, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Fernando Gurrola

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/23/2024  
**Last Publication Date:** 06/20/2024

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

**Attorney File Number:** CO22979      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202480371

**NED Date:** 03/19/2024      **Reception #:** 2024000014012  
**Original Sale Date:** 07/17/2024  
**Deed of Trust Date:** 09/08/2017      **Recording Date:** 09/15/2017      **Reception #:** 2017000080987  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 7, PERL-MACK MANOR. FOURTEENTH FILING COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 500 W. 70th Pl, Denver, CO 80221

**Original Note Amt:** \$217,000.00      **LoanType:** Unknown      **Interest Rate:** 4.250  
**Current Amount:** \$217,172.34      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Karin Dolzonek  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Wyndham Capital Mortgage, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Karin Dolzonek

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/23/2024  
**Last Publication Date:** 06/20/2024

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

**Attorney File Number:** CO21211      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202480372

**NED Date:** 03/19/2024      **Reception #:** 2024000014021  
**Original Sale Date:** 07/17/2024  
**Deed of Trust Date:** 02/22/2023      **Recording Date:** 02/23/2023      **Reception #:** 2023000009472  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 18, FRONTERRA VILLAGE FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9973 Laredo Drive, Commerce City, CO 80022

**Original Note Amt:** \$483,312.00      **LoanType:** FHA      **Interest Rate:** 6.125  
**Current Amount:** \$481,418.60      **As Of:** 08/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PLANET HOME LENDING, LLC  
**Current Owner:** Servando Bustillos  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MISSION LOANS, LLC DBA RESIDENTIAL BANCORP, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Servando Bustillos

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/23/2024  
**Last Publication Date:** 06/20/2024

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 24-031818      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480373

**NED Date:** 03/19/2024      **Reception #:** 2024000014009  
**Original Sale Date:** 07/17/2024  
**Deed of Trust Date:** 08/25/2006      **Recording Date:** 08/30/2006      **Reception #:** 20060830000880620  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 12, NORTHAVEN, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4440 EAST 121ST COURT, THORNTON, CO 80241

**Original Note Amt:** \$146,800.00      **LoanType:** Unknown      **Interest Rate:** 8.1900  
**Current Amount:** \$143,580.89      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2  
**Current Owner:** VERONICA MARIVEL GARCIA AND STEPHEN ALAN GRIEGO  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST NLC FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** VERONICA MARIVEL GARCIA AND STEPHEN ALAN GRIEGO

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/23/2024  
**Last Publication Date:** 06/20/2024

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 24-031969      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480374

**NED Date:** 03/19/2024      **Reception #:** 2024000014007  
**Original Sale Date:** 07/17/2024  
**Deed of Trust Date:** 01/23/2017      **Recording Date:** 01/30/2017      **Reception #:** 2017000008544  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 1, NORTH CREEK SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 589 W 91ST DR, THORNTON, CO 80260-6889

**Original Note Amt:** \$200,000.00      **LoanType:** Unknown      **Interest Rate:** 4.99  
**Current Amount:** \$235,422.04      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.  
**Current Owner:** GEOFFREY K. GREAVES AND JENNIFER M. GREAVES  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS INC.  
**Grantor (Borrower On Deed of Trust)** GEOFFREY K. GREAVES AND JENNIFER M. GREAVES

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/23/2024  
**Last Publication Date:** 06/20/2024

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

**Attorney File Number:** 00000010063154      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202480375

**NED Date:** 03/19/2024      **Reception #:** 2024000014022  
**Original Sale Date:** 07/17/2024  
**Deed of Trust Date:** 05/21/2022      **Recording Date:** 06/07/2022      **Reception #:** 2022000049848  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 16, BLOCK 1, HIGHLAND VALLEY SUBDIVISION, 2ND AMENDMENT, A REPLAT OF LOTS 1 THROUGH 10, 15 THROUGH 19 AND 30 THROUGH 33, BLOCK 1, HIGHLAND VALLEY P.U.D., AMENDED AND LOT 11, BLOCK 2, HIGHLAND VALLEY P.U.D., AMENDED, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0171924317081

**Address:** 2625 Hoyt Drive, Thornton, CO 80229

**Original Note Amt:** \$667,500.00      **LoanType:** FHA      **Interest Rate:** 7.55  
**Current Amount:** \$204,076.69      **As Of:** 01/01/1950      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** LONGBRIDGE FINANCIAL, LLC  
**Current Owner:** Housley, Cheryl, A  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ENNKAR, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Cheryl A Housley

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/23/2024  
**Last Publication Date:** 06/20/2024

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

**Attorney File Number:** 24-031988      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480376

**NED Date:** 03/19/2024      **Reception #:** 2024000014025  
**Original Sale Date:** 07/17/2024  
**Deed of Trust Date:** 05/20/2019      **Recording Date:** 05/28/2019      **Reception #:** 2019000039840  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 75, BOX ELDER CREEK RANCH FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

\*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. 38-35-109(5) recorded in the records of Adams County, Colorado, on 8/12/2019 at Reception No. 2019000064917 to correct the Public Trustee.

**Address:** 16240 Rayburn Street, Hudson, CO 80642

**Original Note Amt:** \$742,500.00      **LoanType:** Unknown      **Interest Rate:** 3.443  
**Current Amount:** \$317,049.42      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** PHH Mortgage Corporation  
**Current Owner:** Chris Landers  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Synergy One Lending, Inc. dba: Retirement Funding Solutions, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Chris Landers

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 05/24/2024  
**Last Publication Date:** 06/21/2024

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

**Attorney File Number:** CO-24-986006-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202480377

**NED Date:** 03/19/2024      **Reception #:** 2024000014135  
**Original Sale Date:** 07/17/2024  
**Deed of Trust Date:** 12/23/2016      **Recording Date:** 01/04/2017      **Reception #:** 2017000000878  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 25, BLOCK 4, MEMORY LANE GARDENS FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 5541 E 65th Ave, Commerce City, CO 80022

**Original Note Amt:** \$411,000.00      **LoanType:** Unknown      **Interest Rate:** 5.068  
**Current Amount:** \$234,142.78      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Mortgage Assets Management, LLC  
**Current Owner:** Robert L. Kimmel and Carol A. Kimmel  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for One Reverse Mortgage, LLC, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Robert L. Kimmel and Carol A. Kimmel

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/23/2024  
**Last Publication Date:** 06/20/2024

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

**Attorney File Number:** CO-24-986713-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480378

<b>NED Date:</b> 03/19/2024	<b>Reception #:</b> 2024000014138		
<b>Original Sale Date:</b> 07/17/2024			
<b>Deed of Trust Date:</b> 05/31/2022	<b>Recording Date:</b> 06/03/2022	<b>Reception #:</b> 2022000049354	
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>	

**Legal:** LOT 21, BLOCK 3, TODD CREEK FARMS FILING #1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 15725 Dallas St., Brighton, CO 80602

<b>Original Note Amt:</b> \$600,000.00	<b>LoanType:</b> Unknown	<b>Interest Rate:</b> 6.125
<b>Current Amount:</b> \$592,182.33	<b>As Of:</b>	<b>Interest Type:</b> Fixed

<b>Current Lender (Beneficiary):</b>	Lakeview Loan Servicing, LLC
<b>Current Owner:</b>	Hector Moreno
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Primary Residential Mortgage, Inc., its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Hector Moreno

<b>Publication:</b> Northglenn-Thornton Sentinel	<b>First Publication Date:</b> 05/23/2024
	<b>Last Publication Date:</b> 06/20/2024

<b>Attorney for Beneficiary:</b> Halliday, Watkins & Mann, P.C.		
<b>Attorney File Number:</b> CO22906	<b>Phone:</b> (303)274-0155	<b>Fax:</b> (303)274-0159

**Foreclosure Number:** A202480379

<b>NED Date:</b> 03/19/2024	<b>Reception #:</b> 2024000014197		
<b>Original Sale Date:</b> 07/17/2024			
<b>Deed of Trust Date:</b> 02/05/2008	<b>Recording Date:</b> 02/11/2008	<b>Reception #:</b> 2008000010838	
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>	

**Legal:** LOT 11, BLOCK 18, THE VILLAGE SUBDIVISION COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4313 MT LINCOLN STREET, Brighton, CO 80601

<b>Original Note Amt:</b> \$220,255.00	<b>LoanType:</b> FHA	<b>Interest Rate:</b> 3.75
<b>Current Amount:</b> \$191,986.04	<b>As Of:</b> 07/01/2023	<b>Interest Type:</b> Fixed

<b>Current Lender (Beneficiary):</b>	MIDFIRST BANK
<b>Current Owner:</b>	Campbell, Jeremy, Leon,Campbell, Teresa, Louise
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Jeremy Leon Campbell AND Teresa Louise Campbell

<b>Publication:</b> Northglenn-Thornton Sentinel	<b>First Publication Date:</b> 05/23/2024
	<b>Last Publication Date:</b> 06/20/2024

<b>Attorney for Beneficiary:</b> Janeway Law Firm PC		
<b>Attorney File Number:</b> 24-032046	<b>Phone:</b> (303)706-9990	<b>Fax:</b> (303)706-9994