

# Notices of Election and Demand Filed in Adams County

From May 16, 2024 Through May 16, 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:** A202480466

**NED Date:** 05/16/2024      **Reception #:** 2024000026117  
**Original Sale Date:** 09/18/2024  
**Deed of Trust Date:** 07/27/2022      **Recording Date:** 08/02/2022      **Reception #:** 2022000065825  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 125, REUNION FILING NO. 36, COUNTY OF ADAMS, STATE OF COLORADO.  
APN #: 0172316102095

**Address:** 17753 East 103rd Avenue, Commerce City, CO 80022

**Original Note Amt:** \$432,618.00      **LoanType:** FHA      **Interest Rate:** 8  
**Current Amount:** \$317,865.88      **As Of:** 01/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Elbert B. Johnson IV AND Kaitlen J. Dreher  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Elbert B. Johnson IV AND Kaitlen J. Dreher

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/25/2024  
**Last Publication Date:** 08/22/2024

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

**Attorney File Number:** 24-032334      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480467

**NED Date:** 05/16/2024      **Reception #:** 2024000026118  
**Original Sale Date:** 09/18/2024  
**Deed of Trust Date:** 05/18/2021      **Recording Date:** 05/25/2021      **Reception #:** 2021000062883  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS FOLLOWS:  
LOT 45, BLOCK 3, NORTH GLENN-THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9960 Melody Dr, Thornton, CO 80260

**Original Note Amt:** \$222,000.00      **LoanType:** Unknown      **Interest Rate:** 2.625  
**Current Amount:** \$219,100.77      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** loanDepot.com, LLC  
**Current Owner:** Sandra D. Reddall  
**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):** Sandra D. Reddall

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/25/2024  
**Last Publication Date:** 08/22/2024

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

**Attorney File Number:** CO-24-989995-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480468

**NED Date:** 05/16/2024

**Reception #:** 2024000026177

**Original Sale Date:** 09/18/2024

**Deed of Trust Date:** 02/24/2023

**Recording Date:** 02/28/2023

**Reception #:** 2023000010456

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 13, BLOCK 2, STRASBURG EAST SUBDIVISION SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2322 Asoka Street, Strasburg, CO 80136

**Original Note Amt:** \$443,813.00

**LoanType:** FHA

**Interest Rate:** 6.5

**Current Amount:** \$439,807.90

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

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Kathryn R Larsen AND Emily P Larsen
<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>	Kathryn R Larsen AND Emily P Larsen

**Publication:** Eastern Colorado News (I-70 Sco **First Publication Date:** 07/26/2024

**Last Publication Date:** 08/23/2024

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

**Attorney File Number:** 24-032352

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

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