

# Notices of Election and Demand Filed in Adams County

From June 11, 2024 Through June 11, 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:** A202480494

**NED Date:** 06/11/2024      **Reception #:** 2024000031180  
**Original Sale Date:** 10/02/2024  
**Deed of Trust Date:** 05/28/2019      **Recording Date:** 06/20/2019      **Reception #:** 2019000047604  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 13, HUNTINGTON TRAILS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1525 W 141st Way, Westminster, CO 80023

**Original Note Amt:** \$200,000.00      **LoanType:** Unknown      **Interest Rate:** 8  
**Current Amount:** \$200,000.00      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BMO Bank N.A.  
**Current Owner:** Manuel Gonzales and Linda Gonzales  
**Grantee (Lender On Deed of Trust):** Bank of the West, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Manuel Gonzales and Linda Gonzales

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 08/15/2024  
**Last Publication Date:** 09/12/2024

**Attorney for Beneficiary:** Messner Reeves LLP  
**Attorney File Number:** 10058.0102      **Phone:** (303)623-1800      **Fax:** (303)623-0552

**Foreclosure Number:** A202480495

**NED Date:** 06/11/2024      **Reception #:** 2024000031182  
**Original Sale Date:** 10/02/2024  
**Deed of Trust Date:** 05/28/2021      **Recording Date:** 05/28/2021      **Reception #:** 2021000065410  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 2, REUNION FILING NO. 5, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 15966 E 108TH AVE, COMMERCE CITY, CO 80022

**Original Note Amt:** \$497,557.00      **LoanType:** FHA      **Interest Rate:** 3.125  
**Current Amount:** \$465,972.55      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** DEANDRE REED AND KURISTIN REED  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC.  
**Grantor (Borrower On Deed of Trust):** DEANDRE REED AND KURISTIN REED

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 08/15/2024  
**Last Publication Date:** 09/12/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010160489      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** A202480496

**NED Date:** 06/11/2024      **Reception #:** 2024000031175  
**Original Sale Date:** 10/02/2024  
**Deed of Trust Date:** 10/13/2004      **Recording Date:** 10/22/2004      **Reception #:** 20041022001063750  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION  
PARCEL ID NUMBER: 0171929107058

**Address:** 2740 W 86th Avenue #200, Westminster, CO 80031

**Original Note Amt:** \$84,800.00      **LoanType:** Conventional      **Interest Rate:** 5.875  
**Current Amount:** \$47,676.43      **As Of:** 02/01/2024      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE for New Century Home Equity Loan Trust 2004-4  
**Current Owner:** Little, Melissa, Michelene  
**Grantee (Lender On Deed of Trust):** NEW CENTURY MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** Melissa Michelene Little

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 08/15/2024  
**Last Publication Date:** 09/12/2024

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

**Attorney File Number:** 20-024989      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480497

**NED Date:** 06/11/2024      **Reception #:** 2024000031183  
**Original Sale Date:** 10/02/2024  
**Deed of Trust Date:** 08/27/2018      **Recording Date:** 08/28/2018      **Reception #:** 2018000069933  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 51, BLOCK 4, SUNFLOWER RANCH FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 15369 Great Rock Road, Brighton, CO 80603

**Original Note Amt:** \$407,483.00      **LoanType:** FHA      **Interest Rate:** 5  
**Current Amount:** \$406,993.39      **As Of:** 11/01/2018      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V  
**Current Owner:** Holly L. Smith-Mann,Randall E. Dailey  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financing Corporation  
**Grantor (Borrower On Deed of Trust):** Holly L. Smith-Mann and Randall E. Dailey

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 08/15/2024  
**Last Publication Date:** 09/12/2024

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

**Attorney File Number:** 24CO00205-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

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**Foreclosure Number:** A202480498

**NED Date:** 06/11/2024      **Reception #:** 2024000031179  
**Original Sale Date:** 10/02/2024  
**Deed of Trust Date:** 06/18/2013      **Recording Date:** 06/28/2013      **Reception #:** 2013000055996  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 22, Block 12, Resubdivision of Town & Country Subdivision, County of Adams, State of Colorado.

**Address:** 6007 Hudson St, Commerce City, CO 80022

**Original Note Amt:** \$153,411.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$115,832.45      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Fifth Third Bank, National Association  
**Current Owner:** Andrew D Lucero, aka Andrew Lucero  
**Grantee (Lender On Deed of Trust):** Fifth Third Mortgage Company  
**Grantor (Borrower On Deed of Trust):** Andrew D Lucero, aka Andrew Lucero

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 08/15/2024  
**Last Publication Date:** 09/12/2024

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

**Attorney File Number:** 24CO00150-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202480499

**NED Date:** 06/11/2024      **Reception #:** 2024000031176  
**Original Sale Date:** 10/02/2024  
**Deed of Trust Date:** 03/10/2018      **Recording Date:** 03/21/2018      **Reception #:** 2018000022937  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 16, BLOCK 15, BLOCKS 14 AND 15 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1471 OAK PL, THORNTON, CO 80229

**Original Note Amt:** \$226,400.00      **LoanType:** Unknown      **Interest Rate:** 5.250  
**Current Amount:** \$208,962.36      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FLAGSTAR BANK, N.A.  
**Current Owner:** JONATHAN J. MENDOZA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS  
NOMINEE FOR CHOU TEAM REALTY, INC. DBA, MONSTER LOANS, ITS  
SUCCESSOR AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** JONATHAN J. MENDOZA

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 08/15/2024  
**Last Publication Date:** 09/12/2024

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

**Attorney File Number:** 48131752      **Phone:** (877)353-2146 X1017      **Fax:**

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**Foreclosure Number:** A202480500

**NED Date:** 06/11/2024      **Reception #:** 2024000031177  
**Original Sale Date:** 10/02/2024  
**Deed of Trust Date:** 09/23/2021      **Recording Date:** 09/29/2021      **Reception #:** 2021000115365  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 3A, BLOCK 15, LEWIS POINTE AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 14077 HUDSON ST, THORNTON, CO 80602-7826

**Original Note Amt:** \$656,824.00      **LoanType:** Unknown      **Interest Rate:** 3.125  
**Current Amount:** \$633,043.63      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** EVAN W POTTER AND COURTNEY POTTER  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
NORTHPOINTE BANK  
**Grantor (Borrower On Deed of Trust)** EVAN W POTTER AND COURTNEY POTTER

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 08/15/2024  
**Last Publication Date:** 09/12/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009960238      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202480501

**NED Date:** 06/11/2024      **Reception #:** 2024000031178  
**Original Sale Date:** 10/02/2024  
**Deed of Trust Date:** 04/17/2018      **Recording Date:** 04/20/2018      **Reception #:** 2018000031728  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 2, VILLAGES NORTH SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0171924108008

**Address:** 9210 Jackson Street, Thornton, CO 80229-4263

**Original Note Amt:** \$403,520.00      **LoanType:** Conventional      **Interest Rate:** 5.75  
**Current Amount:** \$420,997.14      **As Of:** 12/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Francisco Javier Mendoza and Brandy Martinez  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
COMMERCE HOME MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Francisco Javier Mendoza and Brandy Martinez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 08/15/2024  
**Last Publication Date:** 09/12/2024

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-029426      **Phone:** (303)706-9990      **Fax:** (303)706-9994



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**Foreclosure Number:** A202480504

**NED Date:** 06/11/2024

**Reception #:** 2024000031280

**Original Sale Date:** 10/02/2024

**Deed of Trust Date:** 06/23/2017

**Recording Date:** 06/30/2017

**Reception #:** 2017000056419

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 3, BLOCK 10, BRIGHTON EAST FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL ID NUMBER: 0156903308015

**Address:** 4228 Threshing Drive, Brighton, CO 80601

**Original Note Amt:** \$223,850.00

**LoanType:** FHA

**Interest Rate:** 3.75

**Current Amount:** \$195,791.93

**As Of:** 10/01/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** Rebecca S. Savage and Jody V. Savage

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

**Grantor (Borrower On Deed of Trust)** Rebecca S. Savage and Jody V. Savage

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/15/2024

**Last Publication Date:** 09/12/2024

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

**Attorney File Number:** 24-032486

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

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