

# Notices of Election and Demand Filed in Adams County

From July 16, 2024 Through July 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:** A202480542

**NED Date:** 07/16/2024      **Reception #:** 2024000038419  
**Original Sale Date:** 11/06/2024  
**Deed of Trust Date:** 04/14/2021      **Recording Date:** 04/16/2021      **Reception #:** 2021000046814  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 5, SHERRELWOOD ESTATES - FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7829 MONA CT, DENVER, CO 80221

**Original Note Amt:** \$419,800.00      **LoanType:** Unknown      **Interest Rate:** 3.750  
**Current Amount:** \$403,778.01      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION  
**Current Owner:** LISBET SANDOVAL AND JORGE HERNANDEZ DOMINGUEZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THRIVE MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust)** LISBET SANDOVAL AND JORGE HERNANDEZ DOMINGUEZ

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/19/2024  
**Last Publication Date:** 10/17/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010192268      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202480543

**NED Date:** 07/16/2024      **Reception #:** 2024000038420  
**Original Sale Date:** 11/06/2024  
**Deed of Trust Date:** 07/12/2023      **Recording Date:** 07/12/2023      **Reception #:** 2023000039205  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lots 20 and 21, and vacated street adjacent to Lot 21, Mc Kissack Resubdivision of Block 186, Boston Heights Second Filing, County of Adams, State of Colorado.

**Address:** 1608 Oakland St, Aurora, CO 80010

**Original Note Amt:** \$348,570.00      **LoanType:** Unknown      **Interest Rate:** 6.250  
**Current Amount:** \$348,570.00      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Michael Merit  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, inc., as Beneficiary, as nominee for Plaza Home Mortgage Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Michael Merit

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/19/2024  
**Last Publication Date:** 10/17/2024

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.  
**Attorney File Number:** CO23385      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202480544

**NED Date:** 07/16/2024      **Reception #:** 2024000038424  
**Original Sale Date:** 11/06/2024  
**Deed of Trust Date:** 10/10/2018      **Recording Date:** 10/17/2018      **Reception #:** 2018000084295  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ADAMS AND STATE OF COLORADO, TO WIT:  
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE 6TH P.M., EXCEPT THE SOUTH 40 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 60301 East 112th Avenue, Strasburg, CO 80136

**Original Note Amt:** \$390,400.00      **LoanType:** Unknown      **Interest Rate:** 4.875  
**Current Amount:** \$359,541.87      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** New American Funding, LLC FKA Broker Solutions Inc., DBA New American Funding  
**Current Owner:** Justin D. Holland  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Justin D. Holland

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 09/20/2024  
**Last Publication Date:** 10/18/2024

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

**Attorney File Number:** CO22602      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202480545

**NED Date:** 07/16/2024      **Reception #:** 2024000038479  
**Original Sale Date:** 11/06/2024  
**Deed of Trust Date:** 01/31/2020      **Recording Date:** 02/06/2020      **Reception #:** 2020000011843  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 23 AND 24, BLOCK 22, NEW ENGLAND, HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2300 Galena Street, Aurora, CO 80010

**Original Note Amt:** \$442,500.00      **LoanType:** Unknown      **Interest Rate:** 3.580  
**Current Amount:** \$159,340.49      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** PHH Mortgage Corporation  
**Current Owner:** Kurma J Hartline  
**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)** Kurma J Hartline

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/19/2024  
**Last Publication Date:** 10/17/2024

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

**Attorney File Number:** CO-24-992726-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480546

**NED Date:** 07/16/2024      **Reception #:** 2024000038541  
**Original Sale Date:** 11/06/2024  
**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:** 5.000  
**Current Amount:** \$406,993.39      **As Of:**      **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 and 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:** 09/19/2024  
**Last Publication Date:** 10/17/2024  
**Attorney for Beneficiary:** Randall S. Miller & Associates, P.C.  
**Attorney File Number:** 24CO00205-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202480547

**NED Date:** 07/16/2024      **Reception #:** 2024000038629  
**Original Sale Date:** 11/06/2024  
**Deed of Trust Date:** 07/31/2023      **Recording Date:** 07/31/2023      **Reception #:** 2023000043637  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 8, Block 6, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 8, County of Adams, State of Colorado, according to the recorded plat thereof recorded at Reception No. 2022000025775, together with Ratification and Confirmation of Plat recorded at Reception No. 2022000067177 and together with Surveyor's Affidavit of Correction recorded at Reception No. 2022000076139.

**Address:** 3918 N Buchanan Way, Aurora, CO 80019

**Original Note Amt:** \$702,064.00      **LoanType:** FHA      **Interest Rate:** 5.5  
**Current Amount:** \$698,186.33      **As Of:** 02/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Tierra Wilder  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Pulte Mortgage LLC  
**Grantor (Borrower On Deed of Trust)** Tierra Wilder

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/19/2024  
**Last Publication Date:** 10/17/2024  
**Attorney for Beneficiary:** Randall S. Miller & Associates, P.C.  
**Attorney File Number:** 24CO00271-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

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**Foreclosure Number:** A202480548

**NED Date:** 07/16/2024      **Reception #:** 2024000038644  
**Original Sale Date:** 11/06/2024  
**Deed of Trust Date:** 04/12/2022      **Recording Date:** 04/13/2022      **Reception #:** 2022000033202  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 18, MILE HIGH GREYHOUND PARK 2ND AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 5069 E 63rd Place, Commerce City, CO 80022

**Original Note Amt:** \$545,176.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$532,629.51      **As Of:** 07/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NBKC Bank  
**Current Owner:** Michael V Nicoletti  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for NBKC Bank  
**Grantor (Borrower On Deed of Trust):** Michael V Nicoletti

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/19/2024  
**Last Publication Date:** 10/17/2024

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

**Attorney File Number:** 23CO00513-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202480549

**NED Date:** 07/16/2024      **Reception #:** 2024000038654  
**Original Sale Date:** 11/06/2024  
**Deed of Trust Date:** 05/24/2021      **Recording Date:** 06/02/2021      **Reception #:** 2021000066119  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 8, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 310 MAPLE ST, BENNETT, CO 80102

**Original Note Amt:** \$404,438.00      **LoanType:** Unknown      **Interest Rate:** 3.375  
**Current Amount:** \$382,687.55      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH MORTGAGE CORPORATION  
**Current Owner:** ADOLFO MORALES SANCHEZ AND ADOLFO MORALES-MENDOZA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SYNERGY ONE LENDING, INC.  
**Grantor (Borrower On Deed of Trust):** ADOLFO MORALES SANCHEZ AND ADOLFO MORALES-MENDOZA

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 09/20/2024  
**Last Publication Date:** 10/18/2024

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

**Attorney File Number:** 00000010197630      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** A202480550

**NED Date:** 07/16/2024

**Reception #:** 2024000038666

**Original Sale Date:** 11/06/2024

**Deed of Trust Date:** 04/17/2020

**Recording Date:** 04/21/2020

**Reception #:** 2020000036204

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 24, REUNION FILING NO. 34, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 10197 WALDEN COURT, COMMERCE CITY, CO 80022

**Original Note Amt:** \$417,964.00

**LoanType:** Unknown

**Interest Rate:** 3.625

**Current Amount:** \$389,243.75

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC

**Current Owner:** DARREN RUGGLES KOICHEVAR

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
NEST HOME LENDING, LLC

**Grantor (Borrower On Deed of Trust)** DARREN RUGGLES KOICHEVAR

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/19/2024

**Last Publication Date:** 10/17/2024

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

**Attorney File Number:** 00000010158475

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

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