

# Notices of Election and Demand Filed in Adams County

From July 18, 2024 Through July 18, 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:** A202480551

**NED Date:** 07/18/2024      **Reception #:** 2024000038997  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 02/08/2022      **Recording Date:** 05/18/2022      **Reception #:** 2022000044609  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SUB:HILLSBOROUGH BLK:2 LOT:21 DESC: W2, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 3181 W. 65th Ave., Denver, CO 80221

**Original Note Amt:** \$422,432.68      **LoanType:** Unknown      **Interest Rate:** 10  
**Current Amount:** \$422,432.68      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Premier Capital Group, LLC  
**Current Owner:** DeClutter Me Now, LLC  
**Grantee (Lender On Deed of Trust):** Premier Capital Group, LLC  
**Grantor (Borrower On Deed of Trust):** DeClutter Me Now, LLC

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/26/2024  
**Last Publication Date:** 10/24/2024

**Attorney for Beneficiary:** Cantafio Law P.C.

**Attorney File Number:** 80551      **Phone:** (970)819-2371      **Fax:**

**Foreclosure Number:** A202480552

**NED Date:** 07/18/2024      **Reception #:** 2024000039038  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 08/13/2021      **Recording Date:** 08/17/2021      **Reception #:** 2021000097066  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 67, BLACK HAWK DERBY SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0182305402014

**Address:** 6731 Quebec St, Commerce City, CO 80022-2928

**Original Note Amt:** \$318,867.00      **LoanType:** FHA      **Interest Rate:** 2.49  
**Current Amount:** \$302,946.01      **As Of:** 12/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** Bowen, Ashley,Guevara, Maximiano, Vazquez  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, ITS SUCCESSORS AND  
ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Ashley Bowen AND Maximiano Vazquez Guevara

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/26/2024  
**Last Publication Date:** 10/24/2024

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

**Attorney File Number:** 24-032582      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480553

**NED Date:** 07/18/2024      **Reception #:** 2024000039042  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 08/09/2021      **Recording Date:** 08/10/2021      **Reception #:** 2021000095547  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 16, REUNION FILING NO. 10, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10069 Richfield St, Commerce City, CO 80022

**Original Note Amt:** \$373,400.00      **LoanType:** FHLMC      **Interest Rate:** 3  
**Current Amount:** \$354,839.59      **As Of:** 02/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Fifth Third Bank, National Association  
**Current Owner:** David Christopher Freeman Jr, Nina Carmen Pugh-West  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for American Liberty Mortgage, Inc.  
**Grantor (Borrower On Deed of Trust):** David Christopher Freeman Jr and Nina Carmen Pugh-West

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/26/2024  
**Last Publication Date:** 10/24/2024

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

**Attorney File Number:** 24CO00285-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202480554

**NED Date:** 07/18/2024      **Reception #:** 2024000039039  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 06/23/2022      **Recording Date:** 06/28/2022      **Reception #:** 2022000055752  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 16, BRIGHTON EAST FARMS FILING NO. 3, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED JULY 5, 2018 UNDER RECEPTION NO. 2018000054289.  
APN#: 0156902432008

**Address:** 5957 WHEATBERRY DRIVE, Brighton, CO 80601

**Original Note Amt:** \$603,810.00      **LoanType:** FHA      **Interest Rate:** 5.625  
**Current Amount:** \$593,643.66      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** Machamire, Roy, Tayengwa  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Roy Tayengwa Machamire

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 09/26/2024  
**Last Publication Date:** 10/24/2024

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

**Attorney File Number:** 24-032676      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480555

**NED Date:** 07/18/2024

**Reception #:** 2024000039164

**Original Sale Date:** 11/20/2024

**Deed of Trust Date:** 06/25/2003

**Recording Date:** 07/07/2003

**Reception #:** C1170064

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 8, BLOCK 15, SHERREL WOOD ESTATES FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 261 ELBERT WAY, DENVER, CO 80221

**Original Note Amt:** \$144,000.00

**LoanType:** Unknown

**Interest Rate:** 5.000

**Current Amount:** \$144,762.05

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A

**Current Owner:** FRANCES V. KEOUGH

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION

**Grantor (Borrower On Deed of Trust)** JAMES R. KEOUGH AND FRANCES V. KEOUGH

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 09/26/2024

**Last Publication Date:** 10/24/2024

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

**Attorney File Number:** 00000010092377

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

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