

# Notices of Election and Demand Filed in Adams County

From July 23, 2024 Through July 23, 2024

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You should conduct your own due diligence.

**Foreclosure Number:** A202480556

**NED Date:** 07/23/2024      **Reception #:** 2024000039760  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 02/07/2023      **Recording Date:** 02/10/2023      **Reception #:** 2023000007644  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 1, DAHLIA HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 7041 Dexter St, Commerce City, CO 80022

**Original Note Amt:** \$373,117.00      **LoanType:** FHA      **Interest Rate:** 6.5  
**Current Amount:** \$369,304.57      **As Of:** 03/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Marquez, Jr, Salvadore  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Salvadore Marquez, Jr

**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:** 24-032700      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480557

**NED Date:** 07/23/2024      **Reception #:** 2024000039756  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 12/22/2021      **Recording Date:** 01/04/2022      **Reception #:** 2022000000715  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 13141 Grant Circle N Unit B, Thornton, CO 80241

**Original Note Amt:** \$603,000.00      **LoanType:** FHA      **Interest Rate:** 6.92  
**Current Amount:** \$232,914.00      **As Of:** 01/01/1950      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** LONGBRIDGE FINANCIAL, LLC  
**Current Owner:** Timothy J Bush  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
LEADERONE FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Timothy J Bush

**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:** 24-032655      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480558

**NED Date:** 07/23/2024      **Reception #:** 2024000039747  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 10/30/2015      **Recording Date:** 11/04/2015      **Reception #:** 2015000092485  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 38, BLOCK 9, SHERRELWOOD ESTATES FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 8312 Adams Way, Denver, CO 80221

**Original Note Amt:** \$220,000.00      **LoanType:** FHLMC      **Interest Rate:** 4.5  
**Current Amount:** \$197,682.81      **As Of:** 03/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ELEVATIONS CREDIT UNION  
**Current Owner:** Julie K. Godard and Raymond B Castillo II  
**Grantee (Lender On Deed of Trust):** Elevations Credit Union  
**Grantor (Borrower On Deed of Trust):** Raymond B Castillo II and Julie K. Godard

**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:** 19CO00161-4      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202480559

**NED Date:** 07/23/2024      **Reception #:** 2024000039753  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 11/23/2022      **Recording Date:** 11/29/2022      **Reception #:** 2022000093235  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 6, BRIGHTON CROSSING FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 186 S 45th Ave, Brighton, CO 80601

**Original Note Amt:** \$515,490.00      **LoanType:** FHA      **Interest Rate:** 7  
**Current Amount:** \$510,253.59      **As Of:** 01/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Cinthya Behanna AND Jeffrey Behanna  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Cinthya Behanna AND Jeffrey Behanna

**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:** 24-032349      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480560

**NED Date:** 07/23/2024      **Reception #:** 2024000039748  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 06/24/2022      **Recording Date:** 06/29/2022      **Reception #:** 2022000057067  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 15, BLOCK 91A, BLOCKS 91A, 91D, 91E, 91F, OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9441 LILLIAN LN, THORNTON, CO 80229-7630

**Original Note Amt:** \$358,495.00      **LoanType:** Unknown      **Interest Rate:** 4.5  
**Current Amount:** \$355,904.76      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FLAGSTAR BANK, N.A.  
**Current Owner:** PHILLIP LEE TORRES  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS  
NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** PHILLIP LEE TORRES

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

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

**Attorney File Number:** 48156276      **Phone:** (877)353-2146 X1017      **Fax:**

**Foreclosure Number:** A202480561

**NED Date:** 07/23/2024      **Reception #:** 2024000039754  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 05/27/2022      **Recording Date:** 06/01/2022      **Reception #:** 2022000048321  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 2, BROMLEY PARK FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156900010014

**Address:** 5033 Goshawk Ct, Brighton, CO 80601

**Original Note Amt:** \$346,000.00      **LoanType:** Conventional      **Interest Rate:** 6.125  
**Current Amount:** \$341,132.53      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH MORTGAGE CORPORATION  
**Current Owner:** Gutierrez, Felicia, Joy  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
LEADERONE FINANCIAL CORPORATION., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Felicia Joy Gutierrez

**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:** 24-032756      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480562

**NED Date:** 07/23/2024      **Reception #:** 2024000039755  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 09/12/2013      **Recording Date:** 09/13/2013      **Reception #:** 2013000080168  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 21, FRONTERRA VILLAGE FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 15813 E 98th Pl, Commerce City, CO 80022

**Original Note Amt:** \$164,000.00      **LoanType:** Unknown      **Interest Rate:** 4.500  
**Current Amount:** \$129,629.97      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Select Portfolio Servicing, Inc.  
**Current Owner:** Natalie F. Feeley  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for USAA Federal Savings Bank, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Natalie F. Feeley and Justin Robinson

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

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

**Attorney File Number:** CO23418      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202480563

**NED Date:** 07/23/2024      **Reception #:** 2024000039758  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 03/29/2019      **Recording Date:** 04/08/2019      **Reception #:** 2019000025582  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** The following legally described property located in the Adams County of Federal Heights, State of Colorado:

SUB: NORTHBOROUGH HEIGHTS BLK:5 LOT:2

**Address:** 2522 W 100th Place, Federal Heights, CO 80260

**Original Note Amt:** \$104,000.00      **LoanType:** Conventional      **Interest Rate:** 6  
**Current Amount:** \$104,000.00      **As Of:** 06/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PATRICK AND KRISTI PREESE  
**Current Owner:** Tracy Howard  
**Grantee (Lender On Deed of Trust):** Patrick and Kristi Preese  
**Grantor (Borrower On Deed of Trust)** Tracy Howard

**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:** 24-032680      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480564

**NED Date:** 07/23/2024      **Reception #:** 2024000039759  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 03/26/2020      **Recording Date:** 03/26/2020      **Reception #:** 2020000027501  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 28, BLOCK 5, DEZA ESTATES, THIRD FILING COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1045 West 97th Avenue, Northglenn, CO 80260

**Original Note Amt:** \$342,897.00      **LoanType:** FHA      **Interest Rate:** 3.875  
**Current Amount:** \$317,888.53      **As Of:** 03/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Robert Wieder  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Robert Wieder

**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:** 22-027070      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480565

**NED Date:** 07/23/2024      **Reception #:** 2024000039783  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 02/10/2020      **Recording Date:** 02/14/2020      **Reception #:** 2020000014677  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** That part of Plot 13, Block 5, The Adams Wagner Subdivision, described as follows: Beginning at the Northwest corner of said subdivision; thence East 804.25 feet; thence South along the West line of Plot 13, a distance of 350 feet to the True Point of Beginning; thence East 178 feet; thence South 217 feet; thence West 178 feet; thence North 217 feet to the Point of Beginning; Except the South 77 feet thereof, County of Adams, State of Colorado

**Address:** 1922 Burton Street, Strasburg, CO 80136

**Original Note Amt:** \$236,600.00      **LoanType:** Unknown      **Interest Rate:** 5.625  
**Current Amount:** \$223,478.30      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Starwood Mortgage Residential Trust 2020-2  
**Current Owner:** Christopher L. Bronson and Colleen A. Bronson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Luxury Mortgage Corp., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Christopher L. Bronson and Colleen A. Bronson

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 09/27/2024  
**Last Publication Date:** 10/25/2024

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

**Attorney File Number:** CO11850      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number: A202480566**

<b>NED Date:</b> 07/23/2024	<b>Reception #:</b> 2024000040022	
<b>Original Sale Date:</b> 11/20/2024		
<b>Deed of Trust Date:</b> 10/25/2021	<b>Recording Date:</b> 11/02/2021	<b>Reception #:</b> 2021000128365
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>

**Legal:** LOT 46, REUNION FILING NO. 22, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 11060 RICHFIELD CIRCLE, COMMERCE CITY, CO 80022

<b>Original Note Amt:</b> \$380,000.00	<b>LoanType:</b> Unknown	<b>Interest Rate:</b> 3.3750
<b>Current Amount:</b> \$369,372.14	<b>As Of:</b>	<b>Interest Type:</b> Fixed

<b>Current Lender (Beneficiary):</b>	LAKEVIEW LOAN SERVICING, LLC
<b>Current Owner:</b>	WILLIAM HELHAKE
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION
<b>Grantor (Borrower On Deed of Trust)</b>	WILLIAM HELHAKE

<b>Publication:</b> Northglenn-Thornton Sentinel	<b>First Publication Date:</b> 09/26/2024
	<b>Last Publication Date:</b> 10/24/2024

<b>Attorney for Beneficiary:</b> Barrett, Frappier & Weisserman, LLP	
<b>Attorney File Number:</b> 00000010199370	<b>Phone:</b> (303)350-3711 <b>Fax:</b> (303)813-1107

**Foreclosure Number: A202480567**

<b>NED Date:</b> 07/23/2024	<b>Reception #:</b> 2024000040019	
<b>Original Sale Date:</b> 11/20/2024		
<b>Deed of Trust Date:</b> 02/17/2022	<b>Recording Date:</b> 02/18/2022	<b>Reception #:</b> 2022000015815
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>

**Legal:** LOT 9, BLOCK 3, SPRINGVALE SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 13739 KRAMERIA ST, THORNTON, CO 80602

<b>Original Note Amt:</b> \$661,500.00	<b>LoanType:</b> Unknown	<b>Interest Rate:</b> 4.375
<b>Current Amount:</b> \$644,954.24	<b>As Of:</b>	<b>Interest Type:</b> Fixed

<b>Current Lender (Beneficiary):</b>	LAKEVIEW LOAN SERVICING, LLC
<b>Current Owner:</b>	JAMES DUNCAN AND HOLLY REDWINE
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC.
<b>Grantor (Borrower On Deed of Trust)</b>	JAMES DUNCAN AND HOLLY REDWINE

<b>Publication:</b> Northglenn-Thornton Sentinel	<b>First Publication Date:</b> 09/26/2024
	<b>Last Publication Date:</b> 10/24/2024

<b>Attorney for Beneficiary:</b> Barrett, Frappier & Weisserman, LLP	
<b>Attorney File Number:</b> 00000010168961	<b>Phone:</b> (303)350-3711 <b>Fax:</b> (303)813-1107

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**Foreclosure Number:** A202480568

**NED Date:** 07/23/2024

**Reception #:** 2024000040027

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

**Deed of Trust Date:** 05/28/2009

**Recording Date:** 06/03/2009

**Reception #:** 2009000039764

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A

**Address:** 20400 E 160th Avenue, Brighton, CO 80601

**Original Note Amt:** \$129,438.00

**LoanType:** Unknown

**Interest Rate:** 5.250

**Current Amount:** \$91,729.76

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK OF AMERICA, N.A.

**Current Owner:** Roger J Parker

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Bank of America, N.A., Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Roger J Parker

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

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

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

**Attorney File Number:** CO-24-99339-LL

**Phone:** (877)369-6122

**Fax:** (186)689-47369