

Notices of Election and Demand Filed in Adams County

From September 19, 2024 Through September 19, 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: A202480654

NED Date: 09/19/2024 **Reception #:** 2024000051393
Original Sale Date: 01/15/2025
Deed of Trust Date: 04/24/2020 **Recording Date:** 04/27/2020 **Reception #:** 2020000038108
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 9, DEER RUN PLANNED UNIT DEVELOPMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12694 Fairfax St, Thornton, CO 80241

Original Note Amt: \$299,475.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$278,702.91 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ricardo Delgado
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Ricardo Delgado

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-033075 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480655

NED Date: 09/19/2024 **Reception #:** 2024000051395
Original Sale Date: 01/15/2025
Deed of Trust Date: 04/26/2021 **Recording Date:** 05/05/2021 **Reception #:** 2021000055081
Re-Recording Date **Re-Recorded #:**

Legal: LOT 133, COTTONWOOD VISTA SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2999 Mather Street, Brighton, CO 80601

Original Note Amt: \$377,044.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$354,770.77 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Brandon S Elzas
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE OF AMERICA MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Brandon S Elzas

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-033073 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480656

NED Date: 09/19/2024 **Reception #:** 2024000051396
Original Sale Date: 01/15/2025
Deed of Trust Date: 09/17/2021 **Recording Date:** 09/21/2021 **Reception #:** 2021000111200
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 113, REUNION FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10444 SALIDA ST, COMMERCE CITY, CO 80022

Original Note Amt: \$364,500.00 **LoanType:** Unknown **Interest Rate:** 2.625
Current Amount: \$343,852.17 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: MANJIT SINGH DHILLON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CROSSCOUNTRY MORTGAGE, LLC
Grantor (Borrower On Deed of Trust) MANJIT SINGH DHILLON

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010247880 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480657

NED Date: 09/19/2024 **Reception #:** 2024000051394
Original Sale Date: 01/15/2025
Deed of Trust Date: 01/20/2024 **Recording Date:** 01/26/2024 **Reception #:** 2024000004261
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 13, BLOCK 23, SHERRELWOOD ESTATES - FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2341 STACY DRIVE, DENVER, CO 80221

Original Note Amt: \$61,050.00 **LoanType:** Unknown **Interest Rate:** 5.990
Current Amount: \$60,989.11 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PHH MORTGAGE CORPORATION
Current Owner: SALLY SANCHEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust) SALLY SANCHEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010245926 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480658

NED Date: 09/19/2024	Reception #: 2024000051402		
Original Sale Date: 01/15/2025			
Deed of Trust Date: 10/14/2022	Recording Date: 10/20/2022	Reception #: 2022000085966	
	Re-Recording Date	Re-Recorded #:	

Legal: LOT 15, BLOCK 1, RIVER OAKS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11649 E 111TH AVE, COMMERCE CITY, CO 80640

Original Note Amt: \$562,650.00	LoanType: VA	Interest Rate: 5.625
Current Amount: \$554,606.62	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	AARON MARCUS DAVIS AND CATHY JOAN LYNCH
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION
Grantor (Borrower On Deed of Trust)	AARON MARCUS DAVIS AND CATHY JOAN LYNCH

Publication: Northglenn-Thornton Sentinel	First Publication Date: 11/21/2024
	Last Publication Date: 12/19/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP		
Attorney File Number: 00000010243426	Phone: (303)350-3711	Fax: (303)813-1107

Foreclosure Number: A202480659

NED Date: 09/19/2024	Reception #: 2024000051397		
Original Sale Date: 01/15/2025			
Deed of Trust Date: 10/15/2003	Recording Date: 10/21/2003	Reception #: C1226611	
	Re-Recording Date	Re-Recorded #:	

Legal: LOT 24, BLOCK 18, 3RD SUBDIVISION NORWOOD PARK, COUNTY OF ADAMS, STATE OF COLORADO

Address: 7810 LARKWOOD ST, COMMERCE CITY, CO 80022

Original Note Amt: \$185,000.00	LoanType: Unknown	Interest Rate: 5.950
Current Amount: \$157,585.73	As Of:	Interest Type: Adjustable

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION
Current Owner:	DEBORAH J. QUINN
Grantee (Lender On Deed of Trust):	U.S. BANK NATIONAL ASSOCIATION ND
Grantor (Borrower On Deed of Trust)	DEBORAH J. QUINN

Publication: Northglenn-Thornton Sentinel	First Publication Date: 11/21/2024
	Last Publication Date: 12/19/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP		
Attorney File Number: 00000010248458	Phone: (303)350-3711	Fax: (303)813-1107

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Foreclosure Number: A202480660

NED Date: 09/19/2024 **Reception #:** 2024000051408
Original Sale Date: 01/15/2025
Deed of Trust Date: 04/09/2004 **Recording Date:** 04/19/2004 **Reception #:** 20040419000245070
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 2, NORTH GLENN TWENTY SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11820 LINCOLN STREET, NORTHGLENN, CO 80233

Original Note Amt: \$134,500.00 **LoanType:** Unknown **Interest Rate:** 6.180
Current Amount: \$95,145.06 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2005-RP3
Current Owner: JASON M. KETCHEL AND HEATHER L. KETCHEL
Grantee (Lender On Deed of Trust): AAMES FUNDING CORPORATION DBA AAMES HOME LOAN
Grantor (Borrower On Deed of Trust): JASON M. KETCHEL AND HEATHER L. KETCHEL

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010248375 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480661

NED Date: 09/19/2024 **Reception #:** 2024000051404
Original Sale Date: 01/15/2025
Deed of Trust Date: 03/23/2022 **Recording Date:** 04/19/2022 **Reception #:** 2022000034598
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, REUNION FILING NO. 10, CITY OF COMMERCE CITY, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10069 RICHFIELD ST, COMMERCE CITY, CO 80022

Original Note Amt: \$86,500.00 **LoanType:** Unknown **Interest Rate:** 4.99
Current Amount: \$90,476.91 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Coastal Community Bank c/o Aven Financial, Inc.
Current Owner: DAVID C FREEMAN NKA DAVID CHRISTOPHER FREEMAN JR AND NINA CARMEN PUGH-WEST
Grantee (Lender On Deed of Trust): COASTAL COMMUNITY BANK
Grantor (Borrower On Deed of Trust): DAVID FREEMAN AND NINA PUGH-WEST

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010188555 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480662

NED Date: 09/19/2024 **Reception #:** 2024000051418
Original Sale Date: 01/15/2025
Deed of Trust Date: 10/20/2004 **Recording Date:** 10/25/2004 **Reception #:** 20041025001072370
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 18, BLOCK 4, RANGEVIEW ACRES AMENDED PLAT, COUNTY OF ADAMS, STATE OF COLORADO

Address: 7910 Maria Street, Westminster, CO 80030

Original Note Amt: \$182,141.00 **LoanType:** FHA **Interest Rate:** 6.5000
Current Amount: \$101,727.12 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Jose A. Andrade Mendoza and J. Salud Alfaro
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for New Horizons Mortgage Companies, A Limited Liability Company, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Jose A. Andrade Mendoza and J. Salud Alfaro

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-997618-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480663

NED Date: 09/19/2024 **Reception #:** 2024000051405
Original Sale Date: 01/15/2025
Deed of Trust Date: 12/29/2017 **Recording Date:** 01/03/2018 **Reception #:** 2018000000528
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 20, BLOCK 8, AURORA EAST PLANNED COMMUNITY SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 20206 EAST COOLIDGE DRIVE, AURORA, CO 80011

Original Note Amt: \$284,747.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: \$273,018.93 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: PETER DEANGELIS AND REBECKAH DEANGELIS
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) PETER DEANGELIS AND REBECKAH DEANGELIS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-023193 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480664

NED Date: 09/19/2024 **Reception #:** 2024000051406
Original Sale Date: 01/15/2025
Deed of Trust Date: 10/09/2018 **Recording Date:** 10/12/2018 **Reception #:** 2018000082750
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 3, MONTICELLO 1971, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9065 Mandel St, Federal Heights, CO 80260

Original Note Amt: \$180,000.00 **LoanType:** FNMA **Interest Rate:** 5.5
Current Amount: \$180,235.18 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Arvest Bank
Current Owner: Juan A Gomez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Envoy Mortgage, Ltd
Grantor (Borrower On Deed of Trust) Juan A Gomez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

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

Attorney File Number: 24CO00417-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202480665

NED Date: 09/19/2024 **Reception #:** 2024000051407
Original Sale Date: 01/15/2025
Deed of Trust Date: 10/23/2020 **Recording Date:** 10/27/2020 **Reception #:** 2020000109928
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 11, SUMMIT GROVE, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157325115004

Address: 3611 E 133rd Circle, Thornton, CO 80241

Original Note Amt: \$417,302.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$386,424.81 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Chevarria, Cory, Frank, Meghan
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Cory Chevarria AND Meghan Frank

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033084 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480666

NED Date: 09/19/2024 **Reception #:** 2024000051409
Original Sale Date: 01/15/2025
Deed of Trust Date: 07/19/2019 **Recording Date:** 08/19/2019 **Reception #:** 2019000066860
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 16, BLOCK 4, FOXTON VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14179 East 101st Place, Commerce City, CO 80022

Original Note Amt: \$88,700.00 **LoanType:** Unknown **Interest Rate:** 5.250
Current Amount: \$88,700.00 **As Of:** 09/18/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): ZIONS BANCORPORATION, N.A., dba VECTRA BANK COLORADO
Current Owner: BRIAN S. KNAPP
Grantee (Lender On Deed of Trust): ZIONS BANCORPORATION, N.A., dba VECTRA BANK COLORADO
Grantor (Borrower On Deed of Trust): BRIAN S. KNAPP

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: BROWN DUNNING WALKER FEIN DRUSCH PC

Attorney File Number: 3230-158 **Phone:** (303)329-3363 **Fax:**

Foreclosure Number: A202480667

NED Date: 09/19/2024 **Reception #:** 2024000051530
Original Sale Date: 01/15/2025
Deed of Trust Date: 05/16/2018 **Recording Date:** 05/23/2018 **Reception #:** 2018000041624
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 1, UPLAND PARK SUBDIVISION FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO

Address:

Original Note Amt: \$2,000,000.00 **LoanType:** Unknown **Interest Rate:** 12
Current Amount: \$2,207,391.47 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): EAST 38TH STREET CO., LLC
Current Owner: INDIGO RIVER AURORA PROPERTY, LLC
Grantee (Lender On Deed of Trust): EAST 38TH STREET CO., LLC
Grantor (Borrower On Deed of Trust): INDIGO RIVER AURORA PROPERTY, LLC

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Hassan + Cables Law Firm

Attorney File Number: 80667 **Phone:** (303)625-1025 **Fax:** (303)957-1971

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Foreclosure Number: A202480668

NED Date: 09/19/2024 **Reception #:** 2024000051554
Original Sale Date: 01/15/2025
Deed of Trust Date: 09/12/2019 **Recording Date:** 10/04/2019 **Reception #:** 2019000084507
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 6, Block 3, Mountain View Industrial Park, also known as Davis Industrial Park, as set forth in the dedication of said plat recorded October 22, 1998 at Reception No. C0458645, County of Adams, State of Colorado

Address:

Original Note Amt: \$2,500,000.00 **LoanType:** Unknown **Interest Rate:** 12
Current Amount: \$2,109,263.47 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): DSC 9792 Hanover Ct, LLC
Current Owner: INDIGO RIVER CC PROPERTY, LLC
Grantee (Lender On Deed of Trust): DSC 9792 Hanover Ct, LLC
Grantor (Borrower On Deed of Trust): INDIGO RIVER CC PROPERTY, LLC

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Hassan + Cables Law Firm
Attorney File Number: 80668 **Phone:** (303)625-1025 **Fax:** (303)957-1971

Foreclosure Number: A202480669

NED Date: 09/19/2024 **Reception #:** 2024000051579
Original Sale Date: 01/15/2025
Deed of Trust Date: 10/24/2022 **Recording Date:** 11/01/2022 **Reception #:** 2022000088227
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 16, 17 AND 18, BLOCK 1, EASTLAKE, COUNTY OF ADAMS, STATE OF COLORADO

Address: 12560 2nd St, Thornton, CO 80241-3801

Original Note Amt: \$849,000.00 **LoanType:** FHA **Interest Rate:** 7.625
Current Amount: \$82,854.05 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): LONGBRIDGE FINANCIAL, LLC
Current Owner: Edward Michael Witthar
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Edward Michael Witthar

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/21/2024
Last Publication Date: 12/19/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-033062 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480670

NED Date: 09/19/2024

Reception #: 2024000051625

Original Sale Date: 01/15/2025

Deed of Trust Date: 04/03/2008

Recording Date: 04/29/2008

Reception #: 2008000033918

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON SEPTEMBER 12, 2017 AT RECEPTION
NO. 2017000079424 TO CORRECT LEGAL DESCRIPTION.

Address: 1083 MILKY WAY, THORNTON, CO 80260

Original Note Amt: \$83,520.00

LoanType: FHA

Interest Rate: 5.6250

Current Amount: \$70,052.71

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: LINDSAY MAESTAS

Grantee (Lender On Deed of Trust): UNIVERSAL LENDING CORPORATION

Grantor (Borrower On Deed of Trust): LINDSAY MAESTAS

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/21/2024

Last Publication Date: 12/19/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 17-016542

Phone: (303)706-9990

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