

# Notices of Election and Demand Filed in Adams County

From March 28, 2023 Through March 28, 2023

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:** A202379791

**NED Date:** 03/28/2023

**Reception #:** 2023000016186

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 07/16/2019

**Recording Date:** 07/18/2019

**Reception #:** 2019000056758

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 13, BLOCK 8, APPLE BLOSSOM LANE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0171932208013

**Address:** 7860 Grove St, Westminster, CO 80030

**Original Note Amt:** \$276,892.00

**LoanType:** FHA

**Interest Rate:** 4.875

**Current Amount:** \$262,932.83

**As Of:** 11/01/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Oxley, Jeremy

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
IDEAL HOME LOANS LLC, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Jeremy Oxley

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/01/2023

**Last Publication Date:** 06/29/2023

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

**Attorney File Number:** 23-029593

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

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

**Foreclosure Number:** A202379792

**NED Date:** 03/28/2023

**Reception #:** 2023000016195

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 09/06/2018

**Recording Date:** 09/07/2018

**Reception #:** 2018000073098

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 12, BLOCK 9, SAGE CREEK FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 5803 E 127th Ave, Thornton, CO 80602

**Original Note Amt:** \$287,693.00

**LoanType:** Unknown

**Interest Rate:** 4.750

**Current Amount:** \$268,887.31

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC

**Current Owner:** Courtney L. Coleman

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United  
Wholesale Mortgage, its successors and assigns

**Grantor (Borrower On Deed of Trust)** Courtney L. Coleman

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/01/2023

**Last Publication Date:** 06/29/2023

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

**Attorney File Number:** CO21565

**Phone:** (303)274-0155

**Fax:** (303)274-0159

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**Foreclosure Number:** A202379793

**NED Date:** 03/28/2023

**Reception #:** 2023000016196

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 05/07/2020

**Recording Date:** 05/12/2020

**Reception #:** 2020000042958

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE EAST 105 FEET OF LOT 7, BLOCK 4, WILEY HEIGHTS SUBDIVISION, AMENDED PLAT, COUNTY OF ADAMS,  
STATE OF COLORADO.

**Address:** 14898 East 26th Avenue, Aurora, CO 80011

**Original Note Amt:** \$480,000.00

**LoanType:** Unknown

**Interest Rate:** 2.711

**Current Amount:** \$217,210.20

**As Of:**

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** PHH Mortgage Corporation

**Current Owner:** Stephen L Bert

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation  
dba Liberty Reverse Mortgage, Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Stephen L Bert

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/01/2023

**Last Publication Date:** 06/29/2023

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

**Attorney File Number:** CO-23-953274-LL

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

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

**Foreclosure Number:** A202379794

**NED Date:** 03/28/2023

**Reception #:** 2023000016198

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 07/07/2006

**Recording Date:** 07/14/2006

**Reception #:** 20060714000712830

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** A PORTION OF PLOT 2, BLOCK 3, THE ORCHARD AND VEGATABLE GARDEN SUBURB NO. 1 ROSE HILL OF  
THE WESTERN LAND AND COLONIZATION COMPANY ACCORDING TO THE RECORDED PLAT THEREOF DESCRIBED  
AS: THE NORTH 140 FEET OF THE EAST 65 FEET OF THE WEST 375 FEET, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 6615 E 61ST PLACE, COMMERCE CITY, CO 80022

**Original Note Amt:** \$273,600.00

**LoanType:** Unknown

**Interest Rate:** 7.750

**Current Amount:** \$286,467.10

**As Of:**

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** Deutsche Bank National Trust Company, not in its individual capacity, but solely as trustee on  
behalf of GSAA Home Equity Trust 2006-17

**Current Owner:** EARNEST ROMERO AND ERIKA RODRIQUEZ-ESCOBEDO

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR INDYMAC BANK, F.S.B.

**Grantor (Borrower On Deed of Trust)** EARNEST ROMERO AND ERIKA RODRIQUEZ-ESCOBEDO AND JEREME SANCHEZ

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/01/2023

**Last Publication Date:** 06/29/2023

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

**Attorney File Number:** 00000009757121

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

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

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**Foreclosure Number:** A202379795

**NED Date:** 03/28/2023 **Reception #:** 2023000016188  
**Original Sale Date:** 07/26/2023  
**Deed of Trust Date:** 03/31/2011 **Recording Date:** 06/01/2011 **Reception #:** 2011000034388  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOTS 12 AND 13, BLOCK 9, DUPONT SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 8250 IVANHOE STREET, DUPONT, CO 80024

**Original Note Amt:** \$67,000.00 **LoanType:** Unknown **Interest Rate:** 5.375  
**Current Amount:** \$54,811.28 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** BARCLAYS MORTGAGE TRUST 2021-NPL1, MORTGAGE-BACKED SECURITIES, SERIES 2021-NPL1, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE  
**Current Owner:** GARY J COOPER  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY  
**Grantor (Borrower On Deed of Trust)** GARY J COOPER

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/01/2023  
**Last Publication Date:** 06/29/2023

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

**Attorney File Number:** 00000009715608 **Phone:** (303)350-3711 **Fax:** (303)813-1107

**Foreclosure Number:** A202379796

**NED Date:** 03/28/2023 **Reception #:** 2023000016197  
**Original Sale Date:** 07/26/2023  
**Deed of Trust Date:** 07/06/2020 **Recording Date:** 07/07/2020 **Reception #:** 2020000061937  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 4, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4504 N PICADILLY CT, AURORA, CO 80019

**Original Note Amt:** \$300,000.00 **LoanType:** Unknown **Interest Rate:** 3.250  
**Current Amount:** \$289,879.67 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** ONSLOW BAY FINANCIAL LLC  
**Current Owner:** KATHERINE L HERZ AND JOHN L HERZ AND TAUREAN MARTIN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NEST HOME LENDING, LLC  
**Grantor (Borrower On Deed of Trust)** KATHERINE L HERZ AND JOHN L HERZ

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/01/2023  
**Last Publication Date:** 06/29/2023

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

**Attorney File Number:** 00000009766544 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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**Foreclosure Number:** A202379797

**NED Date:** 03/28/2023 **Reception #:** 2023000016189  
**Original Sale Date:** 07/26/2023  
**Deed of Trust Date:** 12/10/2015 **Recording Date:** 12/16/2015 **Reception #:** 2015000104571  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 36, GRANGE CREEK FILING NO. 7, P.U.D., COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 11117 GRAPE CT, THORNTON, CO 80233

**Original Note Amt:** \$263,278.00 **LoanType:** FHA **Interest Rate:** 3.875  
**Current Amount:** \$235,003.45 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** SEAN DELARBER  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC.  
**Grantor (Borrower On Deed of Trust)** SEAN DELARBER

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/01/2023  
**Last Publication Date:** 06/29/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009762238 **Phone:** (303)350-3711 **Fax:** (303)813-1107

**Foreclosure Number:** A202379798

**NED Date:** 03/28/2023 **Reception #:** 2023000016190  
**Original Sale Date:** 07/26/2023  
**Deed of Trust Date:** 12/11/2020 **Recording Date:** 12/15/2020 **Reception #:** 2020000131515  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 1, SUNSET RIDGE FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9460 MEADE ST, WESTMINSTER, CO 80031

**Original Note Amt:** \$456,577.00 **LoanType:** FHA **Interest Rate:** 3.124  
**Current Amount:** \$440,046.63 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** DAVID VIGIL AND EDGAR A PENA TORRES  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
INTERLINC MORTGAGE SERVICES, LLC  
**Grantor (Borrower On Deed of Trust)** DAVID VIGIL AND EDGAR A PENA TORRES

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/01/2023  
**Last Publication Date:** 06/29/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 0000009755471 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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**Foreclosure Number:** A202379799

**NED Date:** 03/28/2023 **Reception #:** 2023000016194  
**Original Sale Date:** 07/26/2023  
**Deed of Trust Date:** 10/26/2021 **Recording Date:** 10/27/2021 **Reception #:** 2021000126465  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Lot 90, The Amended Plat of the Westminster Homes Subdivision together with the rights to use Parking Space No(s) 14 and 15,  
County of Adams, State of Colorado.

**Address:** 8079 Wolff Street Unit F, Westminster, CO 80031

**Original Note Amt:** \$158,730.00 **LoanType:** Unknown **Interest Rate:** 3.000  
**Current Amount:** \$155,975.29 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Tammy Tackman  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as Beneficiary, as nominee for  
SecurityNational Mortgage Company, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Tammy Tackman

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/01/2023  
**Last Publication Date:** 06/29/2023

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

**Attorney File Number:** CO21573 **Phone:** (303)274-0155 **Fax:** (303)274-0159

**Foreclosure Number:** A202379800

**NED Date:** 03/28/2023 **Reception #:** 2023000016199  
**Original Sale Date:** 07/26/2023  
**Deed of Trust Date:** 10/27/2021 **Recording Date:** 10/28/2021 **Reception #:** 2021000126890  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 17, BLOCK 2, WOLF CREEK RUN, FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3063 Rose Hill Street, Strasburg, CO 80136-7429

**Original Note Amt:** \$367,716.00 **LoanType:** FHA **Interest Rate:** 4.125  
**Current Amount:** \$362,454.05 **As Of:** 10/01/2022 **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION  
**Current Owner:** Brandon Frye and Amber Pickett  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Celebrity Home  
Loans, LLC  
**Grantor (Borrower On Deed of Trust)** Brandon Frye and Amber Pickett

**Publication:** Eastern Colorado News (I-70 Sco **First Publication Date:** 06/02/2023  
**Last Publication Date:** 06/30/2023

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

**Attorney File Number:** 23CO00068-1 **Phone:** (720)259-6710 **Fax:** (720)259-6709

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**Foreclosure Number:** A202379801

**NED Date:** 03/28/2023

**Reception #:** 2023000016233

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 02/07/2004

**Recording Date:** 03/04/2004

**Reception #:** 20040304000058340\*\*

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** ALL THAT PARCEL OF LAND IN CITY OF WESTMINSTER, ADAMS COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED INST # C0990146, ID# R0033244, BEING KNOWN AND DESIGNATED AS LOT 42, BLOCK 4, REPLAT OF COTTON CREEK SUBDIVISION FILING NO 1.

\*\*This loan has been modified through a Modification Agreement recorded 11/27/20 17 at Reception No. 2017000103760 in the records of the Adams county clerk and recorder, Colorado.

**Address:** 4490 W. 109th Place, Westminster, CO 80031

**Original Note Amt:** \$174,000.00

**LoanType:** Unknown

**Interest Rate:** 6.125

**Current Amount:** \$128,519.29

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LoanCare, LLC

**Current Owner:** Dru E. Schisa and Michael P. Hagge

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiaiy, as nominee for GMAC  
Mortgage Corporation DBA ditech.com, its successors and assigns

**Grantor (Borrower On Deed of Trust)** Dru E. Schisa and Michael P. Hagge

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/01/2023

**Last Publication Date:** 06/29/2023

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

**Attorney File Number:** CO21374

**Phone:** (303)274-0155

**Fax:** (303)274-0159

**Foreclosure Number:** A202379802

**NED Date:** 03/28/2023

**Reception #:** 2023000016308

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 09/26/2013

**Recording Date:** 09/27/2013

**Reception #:** 2013000084609

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 85, GRANGE CREEK FILING NO. 5 P.U.D., COUNTY OF ADAMS. STATE OF COLORADO.

**Address:** 10935 Grange Creek Drive, Thornton, CO 80233

**Original Note Amt:** \$145,014.00

**LoanType:** FHA

**Interest Rate:** 3.5

**Current Amount:** \$190,780.27

**As Of:** 10/01/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC

**Current Owner:** Millard D. Pope

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Cherry Creek  
Mortgage Co., Inc.

**Grantor (Borrower On Deed of Trust)** Millard D. Pope

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/01/2023

**Last Publication Date:** 06/29/2023

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

**Attorney File Number:** 16CO00131-12

**Phone:** (720)259-6710

**Fax:** (720)259-6709

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**Foreclosure Number:** A202379803

**NED Date:** 03/28/2023 **Reception #:** 2023000016431  
**Original Sale Date:** 07/26/2023  
**Deed of Trust Date:** 05/17/2019 **Recording Date:** 05/22/2019 **Reception #:** 2019000038999  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 1, QUEBEC HIGHLANDS FILING NO. 1 FIRST AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 13676 SPRUCE WAY, THORNTON, CO 80602

**Original Note Amt:** \$436,418.00 **LoanType:** Unknown **Interest Rate:** 4.375  
**Current Amount:** \$412,504.40 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** JEREMY E WEYER AND LEAH M WOODWARD  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR AMERIFIRST FINANCIAL, INC.  
**Grantor (Borrower On Deed of Trust)** JEREMY E WEYER AND LEAH M WOODWARD

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/01/2023  
**Last Publication Date:** 06/29/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009767708 **Phone:** (303)350-3711 **Fax:** (303)813-1107

**Foreclosure Number:** A202379804

**NED Date:** 03/28/2023 **Reception #:** 2023000016426  
**Original Sale Date:** 07/26/2023  
**Deed of Trust Date:** 06/28/2007 **Recording Date:** 07/10/2007 **Reception #:** 2007000066224  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 4, COUNTRY HILLS SUBDIVISION FILING NO. 4, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 13102 Bellaire Drive, Thornton, CO 80241

**Original Note Amt:** \$190,000.00 **LoanType:** Unknown **Interest Rate:** 6.375  
**Current Amount:** \$228,359.46 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner  
Trustee For VRMTG AssetTrust  
**Current Owner:** Paul G Hardy and Stephanie J Hardy  
**Grantee (Lender On Deed of Trust):** Colorado Mortgage Alliance, LLC  
**Grantor (Borrower On Deed of Trust)** Paul G Hardy and Stephanie J Hardy

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/01/2023  
**Last Publication Date:** 06/29/2023  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-22-899744-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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**Foreclosure Number:** A202379805

**NED Date:** 03/28/2023

**Reception #:** 2023000016483

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 08/08/2022

**Recording Date:** 08/10/2022

**Reception #:** 2022000068220

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 2, BLOCK 34, RIVER VALLEY VILLAGE SUBDIVISION - AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9782 Cherry Lane, Thornton, CO 80229

**Original Note Amt:** \$378,026.00

**LoanType:** FHA

**Interest Rate:** 5.75

**Current Amount:** \$377,631.31

**As Of:** 11/01/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Vue, Panhia

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

**Grantor (Borrower On Deed of Trust)** Panhia Vue

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 06/01/2023

**Last Publication Date:** 06/29/2023

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

**Attorney File Number:** 23-029591

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

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