

# Notices of Election and Demand Filed in Adams County

From April 24, 2025 Through April 24, 2025

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:** A202581121

**NED Date:** 04/24/2025 **Reception #:** 2025000022574  
**Original Sale Date:** 08/27/2025  
**Deed of Trust Date:** 07/16/2018 **Recording Date:** 07/17/2018 **Reception #:** 2018000057364  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Lot 17, Block 10, River Oaks Subdivision, County of Adams, State of Colorado.

**Address:** 11032 Newark St, Commerce City, CO 80640

**Original Note Amt:** \$358,388.00 **LoanType:** FHA **Interest Rate:** 4.375  
**Current Amount:** \$354,247.89 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Nicholas L. Hoffman and Tara L. Hoffman  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Nicholas L. Hoffman and Tara L. Hoffman

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025  
**Last Publication Date:** 07/31/2025

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

**Attorney File Number:** 81487 **Phone:** (303)274-0155 **Fax:** (303)274-0159

**Foreclosure Number:** A202581122

**NED Date:** 04/24/2025 **Reception #:** 2025000022573  
**Original Sale Date:** 08/27/2025  
**Deed of Trust Date:** 09/14/2015 **Recording Date:** 09/16/2015 **Reception #:** 2015000077292  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 20, BLOCK 5, HKS ADDITION FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 495 S 16th Ave, Brighton, CO 80601

**Original Note Amt:** \$278,571.00 **LoanType:** USDA **Interest Rate:** 4.25  
**Current Amount:** \$227,310.95 **As Of:** 11/01/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Cristibol J Hernandez, Jennifer L Hernandez  
**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)** Cristibol J Hernandez and Jennifer L Hernandez

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025  
**Last Publication Date:** 07/31/2025

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

**Attorney File Number:** 22CO00198-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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**Foreclosure Number:** A202581123

**NED Date:** 04/24/2025 **Reception #:** 2025000022572  
**Original Sale Date:** 08/27/2025  
**Deed of Trust Date:** 09/07/2021 **Recording Date:** 09/08/2021 **Reception #:** 2021000106928  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171925214078

**Address:** 2613 Devonshire Court, Thornton, CO 80229

**Original Note Amt:** \$265,109.00 **LoanType:** FHA **Interest Rate:** 3  
**Current Amount:** \$247,836.98 **As Of:** 10/01/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Meisha Nicole Dupree  
**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)** Meisha Nicole Dupree

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025  
**Last Publication Date:** 07/31/2025

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

**Attorney File Number:** 25-034665 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** A202581124

**NED Date:** 04/24/2025 **Reception #:** 2025000022575  
**Original Sale Date:** 08/27/2025  
**Deed of Trust Date:** 07/01/2019 **Recording Date:** 07/02/2019 **Reception #:** 2019000051532  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 2, CALAHAN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN# 0172132104014

**Address:** 7890 Olive St, Commerce City, CO 80022

**Original Note Amt:** \$319,113.00 **LoanType:** FHA **Interest Rate:** 4.875  
**Current Amount:** \$290,500.20 **As Of:** 12/01/2024 **Interest Type:** Fixed

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

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025  
**Last Publication Date:** 07/31/2025

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

**Attorney File Number:** 25-034622 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** A202581125

**NED Date:** 04/24/2025 **Reception #:** 2025000022621  
**Original Sale Date:** 08/27/2025  
**Deed of Trust Date:** 11/17/2020 **Recording Date:** 11/18/2020 **Reception #:** 2020000120388  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 2, TOWER GREEN/AURORA SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 18869 E Carmel Cir, Aurora, CO 80011

**Original Note Amt:** \$327,360.00 **LoanType:** VA **Interest Rate:** 2.375  
**Current Amount:** \$296,840.06 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Stacy Barber  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Open Mortgage, LLC, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Stacy Barber

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025  
**Last Publication Date:** 07/31/2025

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

**Attorney File Number:** CO-25-1012970-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

**Foreclosure Number:** A202581126

**NED Date:** 04/24/2025 **Reception #:** 2025000022614  
**Original Sale Date:** 08/27/2025  
**Deed of Trust Date:** 08/24/2018 **Recording Date:** 08/31/2018 **Reception #:** 2018000071171  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 48B, BLOCK 6, LEWIS POINTE AMENDMENT NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 14164 Hudson Way, Thornton, CO 80602

**Original Note Amt:** \$409,500.00 **LoanType:** Unknown **Interest Rate:** 4.875  
**Current Amount:** \$396,020.29 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2022-2  
**Current Owner:** Aaron S. McSpadden and Stacie M. McSpadden  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financing Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Aaron S. McSpadden and Stacie M. McSpadden

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025  
**Last Publication Date:** 07/31/2025

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

**Attorney File Number:** CO-24-999044-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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**Foreclosure Number:** A202581127

**NED Date:** 04/24/2025

**Reception #:** 2025000022624

**Original Sale Date:** 08/27/2025

**Deed of Trust Date:** 05/06/2024

**Recording Date:** 05/07/2024

**Reception #:** 2024000024176

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171925214025

\*\*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON APRIL 22, 2025 AT RECEPTION NO.  
2025000022249 TO CORRECT LEGAL DESCRIPTION.

**Address:** 2447 Rainbow Dr Unit D, Denver, CO 80229

**Original Note Amt:** \$314,204.00

**LoanType:** FHA

**Interest Rate:** 6.875

**Current Amount:** \$312,868.92

**As Of:** 12/01/2024

**Interest Type:** Fixed

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

**Current Owner:** Moncada, Pedro

**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)** Pedro Moncada

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/03/2025

**Last Publication Date:** 07/31/2025

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

**Attorney File Number:** 25-034615

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

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