











# Notices of Election and Demand Filed in Adams County

From January 08, 2026 Through January 08, 2026

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:** A202681657

**NED Date:** 01/08/2026      **Reception #:** 2026000001313  
**Original Sale Date:** 05/13/2026  
**Deed of Trust Date:** 11/03/2010      **Recording Date:** 11/12/2010      **Reception #:** 2010000078617  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** ALL THAT CERTAIN PARCEL OF LAND SITUATED IN ADAMS COUNTY, CITY OF DENVER, CO, BEING KNOWN AND DESIGNATED AS LOT 50 BLK 45 THORNTONSUBDIVISION : THORNTON; SECTWNSHIPRANGE : SEC 23 QTR 3 TWN 02S RNG 68W.

**Address:** 1430 LOCUST PL, DENVER, CO 80229

**Original Note Amt:** \$125,050.00      **LoanType:** Unknown      **Interest Rate:** 4.875  
**Current Amount:** \$91,701.50      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC  
**Current Owner:** DANIEL FRANKLIN ROSENTHAL AND AMANDA ROSENTHAL  
**Grantee (Lender On Deed of Trust):** JPMORGAN CHASE BANK, N.A.  
**Grantor (Borrower On Deed of Trust):** DANIEL F. ROSENTHAL AND AMANDA ROSENTHAL

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/19/2026  
**Last Publication Date:** 04/16/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010591964      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202681658

**NED Date:** 01/08/2026      **Reception #:** 2026000001332  
**Original Sale Date:** 05/13/2026  
**Deed of Trust Date:** 07/01/2016      **Recording Date:** 07/06/2016      **Reception #:** 2016000053412  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 72, BLOCKS 71 AND 72 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2541 Eppinger Blvd, Thornton, CO 80229

**Original Note Amt:** \$236,246.00      **LoanType:** Conventional      **Interest Rate:** 3.75  
**Current Amount:** \$191,607.95      **As Of:** 06/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Shane Barber AND Amanda Balm  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Shane Barber AND Amanda Balm

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/19/2026  
**Last Publication Date:** 04/16/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-030051      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202681659

**NED Date:** 01/08/2026

**Reception #:** 2026000001331

**Original Sale Date:** 05/13/2026

**Deed of Trust Date:** 07/09/2020

**Recording Date:** 07/21/2020

**Reception #:** 2020000068022

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 18, BLOCK 3, VALLEY-HI FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7923 LOGAN ST, DENVER, CO 80229-5867

**Original Note Amt:** \$308,674.00

**LoanType:** FHA

**Interest Rate:** 2.750

**Current Amount:** \$273,971.63

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
<b>Current Owner:</b>	KEVEN E. ROSE
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC.
<b>Grantor (Borrower On Deed of Trust)</b>	KEVEN E. ROSE

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 03/19/2026

**Last Publication Date:** 04/16/2026

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

**Attorney File Number:** 00000010677904

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

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