





# Notices of Election and Demand Filed in Adams County

From January 20, 2026 Through January 20, 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:** A202681677

**NED Date:** 01/20/2026      **Reception #:** 2026000002955  
**Original Sale Date:** 05/20/2026  
**Deed of Trust Date:** 03/05/2003      **Recording Date:** 03/24/2003      **Reception #:** C1114078\*\*  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Attached as Exhibit "A"

\*\*The Deed of Trust legal description was corrected by an Affidavit of Correction recorded on 10/16/2025 at Reception No. 2025000060902, in the records of Adams County, State of Colorado.

**Address:** 12113 Melody Drive Unit 204, Westminster, CO 80234

**Original Note Amt:** \$104,450.00      **LoanType:** FHA      **Interest Rate:** 5.875  
**Current Amount:** \$47,263.38      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** Ryan P. Jubenville and Peter L. Jubenville  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for North Suburban Mortgage Corporation, a Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Ryan P. Jubenville and Peter L. Jubenville

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/26/2026  
**Last Publication Date:** 04/23/2026

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

**Attorney File Number:** CO25616      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202681678

**NED Date:** 01/20/2026      **Reception #:** 2026000002951  
**Original Sale Date:** 05/20/2026  
**Deed of Trust Date:** 10/16/2023      **Recording Date:** 10/17/2023      **Reception #:** 2023000058719  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 312, REUNION FILING NO. 37, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2019 UNDER RECEPTION NO. 2019000004160, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172308114003

**Address:** 16166 E 109th Place, Commerce City, CO 80022

**Original Note Amt:** \$826,400.00      **LoanType:** VA      **Interest Rate:** 5.99  
**Current Amount:** \$805,026.76      **As Of:** 09/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH MORTGAGE CORPORATION  
**Current Owner:** Steve Boyd AND April Jones  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ZENITH HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Steve Boyd AND April Jones

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/26/2026  
**Last Publication Date:** 04/23/2026

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

**Attorney File Number:** 26-036646      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# *Notices of Election and Demand Filed in Adams County*

**From January 20, 2026 Through January 20, 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.**