



# Notices of Election and Demand Filed in Adams County

From January 23, 2025 Through January 23, 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:** A202580910

**NED Date:** 01/23/2025      **Reception #:** 2025000003718  
**Original Sale Date:** 05/21/2025  
**Deed of Trust Date:** 10/11/2013      **Recording Date:** 10/22/2013      **Reception #:** 2013000091336  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 13, A RESUBDIVISION OF BLOCK 13, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4524 WEST 65Th AVENUE, ARVADA, CO 80003

**Original Note Amt:** \$208,650.00      **LoanType:** FHA      **Interest Rate:** 5.125  
**Current Amount:** \$166,076.44      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** LUCAS J. ROMERO  
**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)** LUCAS J. ROMERO

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/27/2025  
**Last Publication Date:** 04/24/2025

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

**Attorney File Number:** 14-001258      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202580911

**NED Date:** 01/23/2025      **Reception #:** 2025000003774  
**Original Sale Date:** 05/21/2025  
**Deed of Trust Date:** 05/09/2022      **Recording Date:** 05/12/2022      **Reception #:** 2022000042852  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 4, REUNION RIDGE FILING NO. 1, AMENDMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10256 Worchester St, Commerce City, CO 80022-9139

**Original Note Amt:** \$210,000.00      **LoanType:** Unknown      **Interest Rate:** 5.000  
**Current Amount:** \$209,641.18      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BOKF, N.A.  
**Current Owner:** Megan Jurgens and Cliff Jurgens II  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Nest Home Lending,  
LLC, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Megan Jurgens and Cliff Jurgens II

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/27/2025  
**Last Publication Date:** 04/24/2025

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

**Attorney File Number:** CO-24-1005226-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369



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**Foreclosure Number:** A202580914

**NED Date:** 01/23/2025

**Reception #:** 2025000003879

**Original Sale Date:** 05/21/2025

**Deed of Trust Date:** 06/26/2020

**Recording Date:** 07/02/2020

**Reception #:** 2020000061093

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 18, BLOCK 2, NORTHBOROUGH HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 10020 BEACH ST, DENVER, CO 80260

**Original Note Amt:** \$382,936.00

**LoanType:** FHA

**Interest Rate:** 3.500

**Current Amount:** \$350,941.24

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	JOY I SCHMITTER
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DIRECTORS MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	JOY I SCHMITTER

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 03/27/2025

**Last Publication Date:** 04/24/2025

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

**Attorney File Number:** 23-029281

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

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