

# Notices of Election and Demand Filed in Adams County

From February 06, 2025 Through February 06, 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:** A202580936

**NED Date:** 02/06/2025      **Reception #:** 2025000006467  
**Original Sale Date:** 06/11/2025  
**Deed of Trust Date:** 03/26/2015      **Recording Date:** 03/27/2015      **Reception #:** 2015000021597  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, NAPOLITAN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7004 Krameria Street, Commerce City, CO 80022-2033

**Original Note Amt:** \$193,325.00      **LoanType:** FHA      **Interest Rate:** 3.750  
**Current Amount:** \$154,346.73      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** Jordy Perez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Jordy Perez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/17/2025  
**Last Publication Date:** 05/15/2025

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

**Attorney File Number:** CO24272      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202580937

**NED Date:** 02/06/2025      **Reception #:** 2025000006460  
**Original Sale Date:** 06/11/2025  
**Deed of Trust Date:** 03/16/2022      **Recording Date:** 03/17/2022      **Reception #:** 2022000024368  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 15, Block 20, Fronterra Village Filing No. 2, County of Adams, State of Colorado.

**Address:** 15573 E 96th Way, Commerce City, CO 80022-9397

**Original Note Amt:** \$495,000.00      **LoanType:** Unknown      **Interest Rate:** 4.250  
**Current Amount:** \$480,159.53      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Rocket Mortgage, LLC f/k/a Quicken Loans, LLC  
**Current Owner:** Joel Alling and Wallissa Alling  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Joel Alling and Wallissa Alling

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/17/2025  
**Last Publication Date:** 05/15/2025

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

**Attorney File Number:** CO24201      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202580938

**NED Date:** 02/06/2025      **Reception #:** 2025000006464  
**Original Sale Date:** 06/11/2025  
**Deed of Trust Date:** 05/28/2021      **Recording Date:** 06/02/2021      **Reception #:** 2021000067045  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** WEST 122.5 FEET OF LOT 5, TURNER-STEELE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1718 Arapahoe St, Strasburg, CO 80136

**Original Note Amt:** \$402,573.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$376,125.87      **As Of:** 09/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Jimenez Saucedo, Alan, Jimenez, Jaime  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Jaime Jimenez AND Alan Jimenez Saucedo

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 04/18/2025  
**Last Publication Date:** 05/16/2025

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

**Attorney File Number:** 25-034063      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202580939

**NED Date:** 02/06/2025      **Reception #:** 2025000006462  
**Original Sale Date:** 06/11/2025  
**Deed of Trust Date:** 09/09/2020      **Recording Date:** 09/15/2020      **Reception #:** 2020000090837  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, HYLAND PARK HEIGHTS COUNTY OF ADAMS, STATE OF COLORADO.  
PARCEL ID NUMBER: 0171928207013

**Address:** 2005 W 86th Ave, Federal Heights, CO 80260

**Original Note Amt:** \$228,000.00      **LoanType:** Conventional      **Interest Rate:** 4  
**Current Amount:** \$212,838.69      **As Of:** 06/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SELENE FINANCE LP  
**Current Owner:** Eva J Holguin  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Eva J Holguin

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/17/2025  
**Last Publication Date:** 05/15/2025

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

**Attorney File Number:** 25-034044      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202580940

**NED Date:** 02/06/2025      **Reception #:** 2025000006586  
**Original Sale Date:** 06/11/2025  
**Deed of Trust Date:** 06/11/2019      **Recording Date:** 06/13/2019      **Reception #:** 2019000045550  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 1, PARKRIDGE VILLAGES SUBDIVISION FILING NO. 4, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 13503 Albion Circle, Thornton, CO 80241

**Original Note Amt:** \$417,302.00      **LoanType:** FHA      **Interest Rate:** 4.625  
**Current Amount:** \$425,810.86      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Antonio Vargas  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Universal Lending Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Antonio Vargas and Lucinda Vargas

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/17/2025  
**Last Publication Date:** 05/15/2025

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

**Attorney File Number:** CO22872      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202580941

**NED Date:** 02/06/2025      **Reception #:** 2025000006623  
**Original Sale Date:** 06/11/2025  
**Deed of Trust Date:** 10/25/2019      **Recording Date:** 10/29/2019      **Reception #:** 2019000092926  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 23, BLOCK 2, STAPLETON AURORA SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11517 E 25TH AVE, AURORA, CO 80010-1273

**Original Note Amt:** \$479,080.00      **LoanType:** Unknown      **Interest Rate:** 2.99  
**Current Amount:** \$428,451.96      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.  
**Current Owner:** DAVID EDISON JOHNSON  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS INC.  
**Grantor (Borrower On Deed of Trust)** DAVID EDISON JOHNSON

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/17/2025  
**Last Publication Date:** 05/15/2025

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

**Attorney File Number:** 00000010360766      **Phone:** (303)350-3711      **Fax:** (303)813-1107