

Notices of Election and Demand Filed in Adams County

From March 10, 2026 Through March 10, 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: A202681802

NED Date: 03/10/2026 **Reception #:** 2026000012645
Original Sale Date: 07/08/2026
Deed of Trust Date: 04/25/2013 **Recording Date:** 05/24/2013 **Reception #:** 2013000044292
Re-Recording Date **Re-Recorded #:**

Legal: ALL THAT PARCEL OF LAND IN ADAMS COUNTY, STATE OF COLORADO, AS DESCRIBED IN DEED BOOK 3997, PAGE 248, ID#0157131102020, BEING KNOWN AND DESIGNATED AS: LOT 19, BLOCK 13, DEER RUN PLANNED UNIT DEVELOPMENT.
TAX/PARCEL ID: 0157131102020

Address: 12704 Elm St, Thornton, CO 80241

Original Note Amt: \$57,439.00 **LoanType:** Conventional **Interest Rate:** 4
Current Amount: \$41,714.33 **As Of:** 09/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Current Owner: Rosario B. Parks
Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.
Grantor (Borrower On Deed of Trust): Rosario B. Parks

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/14/2026
Last Publication Date: 06/11/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-037196 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681803

NED Date: 03/10/2026 **Reception #:** 2026000012710
Original Sale Date: 07/08/2026
Deed of Trust Date: 01/23/2020 **Recording Date:** 01/28/2020 **Reception #:** 2020000008896
Re-Recording Date **Re-Recorded #:**

Legal: LOT 81, REUNION FILING NO. 34, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10269 Yampa Street, Commerce City, CO 80022-7210

Original Note Amt: \$481,124.00 **LoanType:** FHA **Interest Rate:** 3.625
Current Amount: \$433,360.08 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Isiah L. Quinonez and Victoria M. Quinonez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nest Home Lending, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Isiah L. Quinonez and Victoria M. Quinonez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/14/2026
Last Publication Date: 06/11/2026

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

Attorney File Number: CO26145 **Phone:** (303)274-0155 **Fax:** (303)274-0159

