

Notices of Election and Demand Filed in Adams County

From May 15, 2025 Through May 15, 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: A202581157

NED Date: 05/15/2025

Reception #: 2025000027422

Original Sale Date: 09/17/2025

Deed of Trust Date: 11/03/2020

Recording Date: 06/08/2021

Reception #: 2021000068937

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 3, EAST - GLENN SUBDIVISION SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12974 DEXTER WAY, THORNTON, CO 80241-2246

Original Note Amt: \$305,000.00

LoanType: Unknown

Interest Rate: 3.125

Current Amount: \$280,000.12

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

Current Owner: LAURA A. SWANSON

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
QUICKEN LOANS, LLC

Grantor (Borrower On Deed of Trust) LAURA A. SWANSON

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/24/2025

Last Publication Date: 08/21/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010454817

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202581158

NED Date: 05/15/2025

Reception #: 2025000027448

Original Sale Date: 09/17/2025

Deed of Trust Date: 07/17/2024

Recording Date: 07/17/2024

Reception #: 2024000038870

Re-Recording Date

Re-Recorded #:

Legal: LOT 57, TODD CREEK MEADOWS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

***APPOINTMENT OF SUCCESSOR TRUSTEE**

Initial Trustee: Jason M. Medley

Successor Trustee: Public Trustee of Adams County

Date of Successor Trustee Appointment: April 23, 2025

Recording Date of Successor Trustee Appointment: April 24, 2025

Reception No. of Recorded Successor Trustee Appointment:
2025000022706

Address: 8720 East 163rd Place, Brighton, CO 80602

Original Note Amt: \$18,000,000.00

LoanType: Unknown

Interest Rate: 15

Current Amount: \$11,504,844.56

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Zions Bancorporation dba Amegy Bank Business Credit

Current Owner: Ruth Sparrow and Jeffery C. Sparrow

Grantee (Lender On Deed of Trust): Zions Bancorporation dba Amegy Bank Business Credit

Grantor (Borrower On Deed of Trust) Ruth Sparrow and Jeffery Cliff Sparrow

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/24/2025

Last Publication Date: 08/21/2025

Attorney for Beneficiary: Spencer Fane LLP

Attorney File Number: 81158

Phone: (303)839-3702

Fax:

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Foreclosure Number: A202581159

NED Date: 05/15/2025 **Reception #:** 2025000027423
Original Sale Date: 09/17/2025
Deed of Trust Date: 04/29/2022 **Recording Date:** 05/03/2022 **Reception #:** 2022000039606
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 3, SUNSET VIEW SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 383 Eastern Ave, Brighton, CO 80601

Original Note Amt: \$422,211.00 **LoanType:** FHA **Interest Rate:** 4.88
Current Amount: \$405,683.37 **As Of:** 12/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Moises Correa
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC
Grantor (Borrower On Deed of Trust): Moises Correa

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/24/2025
Last Publication Date: 08/21/2025

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 24CO00464-2 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202581160

NED Date: 05/15/2025 **Reception #:** 2025000027426
Original Sale Date: 09/17/2025
Deed of Trust Date: 09/08/2005 **Recording Date:** 09/12/2005 **Reception #:** 20050912000991050
Re-Recording Date **Re-Recorded #:**

Legal: See Attached Exhibit A,
***Assignment executed July 31, 2012, recorded in the records of the Adams County Clerk and Recorder on August 27, 2012, at
Reception No. 2012000063329.

Address: 7656 North York St. Unit A, Denver, CO 80229

Original Note Amt: \$174,400.00 **LoanType:** Unknown **Interest Rate:** 8.7500
Current Amount: \$122,133.90 **As Of:** 05/12/2025 **Interest Type:** Adjustable

Current Lender (Beneficiary): Vanderbilt Mortgage and Finance, Inc.
Current Owner: Byron E. Stringfellow and Donna M. Jordan and Sara K. Best
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Popular Financial Services, LLC
Grantor (Borrower On Deed of Trust): Byron E. Stringfellow and Donna M. Jordan and Sara K. Best

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/24/2025
Last Publication Date: 08/21/2025

Attorney for Beneficiary: Patton & Davison

Attorney File Number: 81160 **Phone:** (307)635-4111 **Fax:** (307)635-6904

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Foreclosure Number: A202581161

NED Date: 05/15/2025

Reception #: 2025000027513

Original Sale Date: 09/17/2025

Deed of Trust Date: 08/30/2022

Recording Date: 09/01/2022

Reception #: 2022000074470

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 14, STILLWATER SUBIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11494 E 118th Ave, Commerce City, CO 80640

Original Note Amt: \$647,000.00

LoanType: FHA

Interest Rate: 5.25

Current Amount: \$626,611.40

As Of: 12/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC

Current Owner: Elisa Iveth Sanchez Guzman and Fernando Sanchez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Network Funding, L.P.

Grantor (Borrower On Deed of Trust) Elisa Iveth Sanchez Guzman and Fernando Sanchez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/24/2025

Last Publication Date: 08/21/2025

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 25CO00304-1

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