

# Notices of Election and Demand Filed in Adams County

From June 03, 2025 Through June 03, 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:** A202581194

**NED Date:** 06/03/2025

**Reception #:** 2025000031774

**Original Sale Date:** 10/01/2025

**Deed of Trust Date:** 03/16/2023

**Recording Date:** 03/21/2023

**Reception #:** 2023000014748

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lots 15 through 22 together with the West half of vacated alley and Lots 25 through 32 together with East half of vacated alley, Block 2, Globe Heights, County of Adams, State of Colorado.

**Address:** 5501 Pearl Street, Denver, CO 80216

**Original Note Amt:** \$350,000.00

**LoanType:** Unknown

**Interest Rate:** 12.5

**Current Amount:** \$350,000.00

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Weinberg Servicing, LLC

**Current Owner:** Kathleen Sue Lobato

**Grantee (Lender On Deed of Trust):** Weinberg Servicing, LLC

**Grantor (Borrower On Deed of Trust):** Kathleen Sue Lobato

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/07/2025

**Last Publication Date:** 09/04/2025

**Attorney for Beneficiary:** Timmins LLC

**Attorney File Number:** 81194

**Phone:** (303)592-4502

**Fax:** (303)592-4515

**Foreclosure Number:** A202581195

**NED Date:** 06/03/2025

**Reception #:** 2025000031773

**Original Sale Date:** 10/01/2025

**Deed of Trust Date:** 09/23/2016

**Recording Date:** 09/29/2016

**Reception #:** 2016000081940

**Re-Recording Date** 01/03/2017

**Re-Recorded #:** 2017000000340

**Legal:** LOT 26, BLOCK 1, NORTH GLENN-EIGHTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171902401026

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON MAY 28, 2025 AT RECEPTION NO. 2025000030290  
TO CORRECT LEGAL DESCRIPTION.

**Address:** 11284 Claude Court, Northglenn, CO 80233

**Original Note Amt:** \$308,312.00

**LoanType:** FHA

**Interest Rate:** 4.5

**Current Amount:** \$260,213.28

**As Of:** 01/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Roy Wesley Jones and Sylvia Florie Jones

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND  
ASSIGNS

**Grantor (Borrower On Deed of Trust):** Roy Wesley Jones

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/07/2025

**Last Publication Date:** 09/04/2025

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

**Attorney File Number:** 25-034880

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

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

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**Foreclosure Number:** A202581196

**NED Date:** 06/03/2025

**Reception #:** 2025000031768

**Original Sale Date:** 10/01/2025

**Deed of Trust Date:** 11/15/2022

**Recording Date:** 11/17/2022

**Reception #:** 2022000091880

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO  
AND IS DESCRIBED AS FOLLOWS:

LOT NINETEEN (19), BLOCK TWO (2), VALENTE'S SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID/SCHEDULE NO: 0171931119002 R0063877

**Address:** 7784 Raleigh Street, Westminster, CO 80030

**Original Note Amt:** \$377,044.00

**LoanType:** FHA

**Interest Rate:** 6.75

**Current Amount:** \$297,166.93

**As Of:** 06/01/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** George Jovian Hernandez

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** George Jovian Hernandez

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/07/2025

**Last Publication Date:** 09/04/2025

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

**Attorney File Number:** 25-034938

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

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

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**Foreclosure Number:** A202581197

<b>NED Date:</b>	06/03/2025	<b>Reception #:</b>	2025000031775
<b>Original Sale Date:</b>	10/01/2025		
<b>Deed of Trust Date:</b>	12/31/2020	<b>Recording Date:</b>	01/08/2021
		<b>Re-Recording Date</b>	
		<b>Reception #:</b>	2021000002495
		<b>Re-Recorded #:</b>	

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 440 Leo Lane, Thornton, CO 80260

<b>Original Note Amt:</b>	\$191,500.00	<b>LoanType:</b>	Conventional	<b>Interest Rate:</b>	2.625
<b>Current Amount:</b>	\$176,834.51	<b>As Of:</b>	07/01/2024	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	SELENE FINANCE LP
<b>Current Owner:</b>	Donna Larson AND Jennifer Larson
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Donna Larson AND Jennifer Larson

<b>Publication:</b>	Northglenn-Thornton Sentinel	<b>First Publication Date:</b>	08/07/2025
		<b>Last Publication Date:</b>	09/04/2025

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

<b>Attorney File Number:</b>	25-034933	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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**Foreclosure Number:** A202581198

<b>NED Date:</b>	06/03/2025	<b>Reception #:</b>	2025000031769
<b>Original Sale Date:</b>	10/01/2025		
<b>Deed of Trust Date:</b>	08/23/2021	<b>Recording Date:</b>	08/27/2021
		<b>Re-Recording Date</b>	
		<b>Reception #:</b>	2021000102690
		<b>Re-Recorded #:</b>	

**Legal:** Condominium Unit No. 1, Building No. 9032, Autumn Creek a Condominium, as defined and described in the Condominium Declaration recorded on March 19, 2001 at Reception No. C0774826, and according to the Condominium Map recorded on March 26, 2001 at Reception No. C0777575, County of Adams, State of Colorado.  
APN#: 0171921407020

**Address:** 9032 Gale Blvd Unit 1, Thornton, CO 80260-4941

<b>Original Note Amt:</b>	\$338,751.00	<b>LoanType:</b>	FHA	<b>Interest Rate:</b>	3
<b>Current Amount:</b>	\$322,534.68	<b>As Of:</b>	01/01/2024	<b>Interest Type:</b>	Fixed

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

<b>Publication:</b>	Northglenn-Thornton Sentinel	<b>First Publication Date:</b>	08/07/2025
		<b>Last Publication Date:</b>	09/04/2025

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

<b>Attorney File Number:</b>	25-034973	<b>Phone:</b>	(303)706-9990	<b>Fax:</b>	(303)706-9994
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**Foreclosure Number:** A202581199

**NED Date:** 06/03/2025 **Reception #:** 2025000031770  
**Original Sale Date:** 10/01/2025  
**Deed of Trust Date:** 06/08/2021 **Recording Date:** 06/16/2021 **Reception #:** 2021000072898  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 1, NYLIN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 6340 Olive St, Commerce City, CO 80022

**Original Note Amt:** \$160,000.00 **LoanType:** Unknown **Interest Rate:** 3.500  
**Current Amount:** \$151,467.63 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** SWBC Mortgage Corporation  
**Current Owner:** Cheryl A Harper and Michael Rudy Gonzales  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for SWBC Mortgage Corp., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Cheryl A Harper and Michael Rudy Gonzales

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025  
**Last Publication Date:** 09/04/2025

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

**Attorney File Number:** CO-25-1015973-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

**Foreclosure Number:** A202581200

**NED Date:** 06/03/2025 **Reception #:** 2025000031776  
**Original Sale Date:** 10/01/2025  
**Deed of Trust Date:** 12/27/2023 **Recording Date:** 01/02/2024 **Reception #:** 2024000000155  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Condominium Unit No. 7-108, Bravado Condominiums, in accordance with the declaration recorded September 12, 1978 in Book 2273 at Page 549 and Condominium Map Recorded September 12, 1978 in Book P.U.D. At Page 211 of the County of Adams Records, Together with the exclusive right to use the following limited common elements; Parking Space 277, County of Adams, State of Colorado.

**Address:** 10211 Ura Ln Apt 7-108, Thornton, CO 80260-6358

**Original Note Amt:** \$179,450.00 **LoanType:** FNMA **Interest Rate:** 7.38  
**Current Amount:** \$177,949.80 **As Of:** 12/01/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** TH MSR Holdings LLC  
**Current Owner:** Jesus Navarro  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket Mortgage, LLC  
**Grantor (Borrower On Deed of Trust)** Jesus Navarro

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025  
**Last Publication Date:** 09/04/2025

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

**Attorney File Number:** 22CO00322-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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From June 03, 2025 Through June 03, 2025

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**Foreclosure Number:** A202581201

**NED Date:** 06/03/2025

**Reception #:** 2025000031833

**Original Sale Date:** 10/01/2025

**Deed of Trust Date:** 08/08/2019

**Recording Date:** 08/09/2019

**Reception #:** 2019000035119

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** PARCEL VII:

(1950 Kenton)

Lot 5, Block 1, GATEWAY PARK ADDITION, County of Adams State of Colorado

PARCEL VIII:

(1922 Fulton)

LOTS 19 AND 20, BLOCK 77, EXCEPT THE REAR OR EASTERLY 8 FEET OF SAID LOTS, COUNTY OF ADAMS, STATE OF COLORADO.

**\*\*Date of Modification of Deed of Trust:** January 19, 2024 **Recording Date of Modification of Deed of Trust:** January 23, 2024

**Recording Information of Modification of Deed of Trust:** Reception No. 2024000003628 County of Recording of Modification of Deed of Trust: Adams

**Address:** For reference only: 1950 Kenton Street and 1922 Fulton Street, Aurora, CO 80010

**Original Note Amt:** \$2,000,000.00

**LoanType:** Unknown

**Interest Rate:** 5.000

**Current Amount:** \$1,970,176.21

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Zions Bancorporation, N.A. dba Vectra Bank Colorado

**Current Owner:** 1950 Kenton LLC, a Colorado limited liability company and 1922 Fulton, LLC, a Colorado limited liability company

**Grantee (Lender On Deed of Trust):** Zions Bancorporation, N.A. dba Vectra Bank Colorado

**Grantor (Borrower On Deed of Trust)** 1950 Kenton LLC, a Colorado limited liability company, 1922 Fulton, LLC, a Colorado limited liability company and Avi Schwalb

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/07/2025

**Last Publication Date:** 09/04/2025

**Attorney for Beneficiary:** Brownstein, Hyatt, Farber & Schreck LLP

**Attorney File Number:** 26364419

**Phone:** (303)223-1365

**Fax:** (303)223-0314

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**Foreclosure Number:** A202581202

**NED Date:** 06/03/2025

**Reception #:** 2025000031945

**Original Sale Date:** 10/01/2025

**Deed of Trust Date:** 05/16/2022

**Recording Date:** 05/18/2022

**Reception #:** 2022000044430

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 147, Reunion Filing No. 2, City of Commerce City, according to the recorded plat thereof, County of Adams, State of Colorado.

**Address:** 10440 Olathe Street, Commerce City, CO 80022

**Original Note Amt:** \$608,973.00

**LoanType:** FHA

**Interest Rate:** 4.750

**Current Amount:** \$590,562.06

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation

**Current Owner:** Anyssa Gurrola and Eddy Santos

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Amerifirst Financial, Inc., its successors and assigns

**Grantor (Borrower On Deed of Trust)** Anyssa Gurrola and Eddy Santos

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/07/2025

**Last Publication Date:** 09/04/2025

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

**Attorney File Number:** CO24892

**Phone:** (303)274-0155

**Fax:** (303)274-0159