

# Notices of Election and Demand Filed in Adams County

From June 24, 2025 Through June 24, 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:** A202581232

**NED Date:** 06/24/2025

**Reception #:** 2025000036115

**Original Sale Date:** 10/22/2025

**Deed of Trust Date:** 04/25/2007

**Recording Date:** 05/07/2007

**Reception #:** 2007000044989

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** ALL THAT PARCEL OF LAND IN ADAMS COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED INST # 20060602000568920, ID# R0062276, BEING KNOWN AND DESIGNATED AS LOT 23, BLOCK 7, SHAW HEIGHTS, BLOCKS 5, 6, 7, 8, 9, 10, 11 AND PORTIONS OF 20.

**Address:** 8680 Cherry Ln, Westminster, CO 80031-3712

**Original Note Amt:** \$155,778.38

**LoanType:** Unknown

**Interest Rate:** 8.90368

**Current Amount:** \$95,451.49

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee

**Current Owner:** Walter W. Blankenship

**Grantee (Lender On Deed of Trust):** CitiCorp Trust Bank, fsb

**Grantor (Borrower On Deed of Trust)** Walter W. Blankenship

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/28/2025

**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** CO23459

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

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

**Foreclosure Number:** A202581233

**NED Date:** 06/24/2025

**Reception #:** 2025000036103

**Original Sale Date:** 10/22/2025

**Deed of Trust Date:** 05/30/2018

**Recording Date:** 06/01/2018

**Reception #:** 2018000044117

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 9, BLOCK 31, MORRIS HEIGHTS FILING NO. THREE, COUNTY OF ADAMS, STATE OF COLORADO.  
APN #: 0182325416009

**Address:** 3028 VAUGHN STREET, AURORA, CO 80011

**Original Note Amt:** \$309,294.00

**LoanType:** FHA

**Interest Rate:** 6.875

**Current Amount:** \$237,720.00

**As Of:** 02/01/2025

**Interest Type:** Fixed

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

**Current Owner:** Jason Manuel Toro AND Yvette Toro

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

**Grantor (Borrower On Deed of Trust)** Jason Manuel Toro AND Yvette Toro

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/28/2025

**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** 19-020772

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

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

# Notices of Election and Demand Filed in Adams County

From June 24, 2025 Through June 24, 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:** A202581234

**NED Date:** 06/24/2025 **Reception #:** 2025000036112  
**Original Sale Date:** 10/22/2025  
**Deed of Trust Date:** 12/16/2016 **Recording Date:** 12/19/2016 **Reception #:** 2016000110931  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 73, GRANGE CREEK FILING NO. 7 P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172107102052

**Address:** 11171 Forest Avenue, Thornton, CO 80233

**Original Note Amt:** \$279,837.00 **LoanType:** FHA **Interest Rate:** 4.875  
**Current Amount:** \$232,186.44 **As Of:** 02/01/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Cristina Viguierias AND Ruben Viguierias  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Cristina Viguierias AND Ruben Viguierias

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/28/2025  
**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** 22-026618 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** A202581235

**NED Date:** 06/24/2025 **Reception #:** 2025000036105  
**Original Sale Date:** 10/22/2025  
**Deed of Trust Date:** 08/03/2016 **Recording Date:** 08/09/2016 **Reception #:** 2016000064383  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 1, PERL-MACK MANOR THIRTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2241 Samuel Drive, Denver, CO 80221

**Original Note Amt:** \$219,894.00 **LoanType:** FHA **Interest Rate:** 4  
**Current Amount:** \$182,072.25 **As Of:** 02/01/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Lynette Works Slocum AND Robert W. Works  
**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)** Lynette Works Slocum AND Robert W. Works

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/28/2025  
**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** 22-026883 **Phone:** (303)706-9990 **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Adams County

From June 24, 2025 Through June 24, 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:** A202581236

**NED Date:** 06/24/2025

**Reception #:** 2025000036107

**Original Sale Date:** 10/22/2025

**Deed of Trust Date:** 12/16/2022

**Recording Date:** 12/28/2022

**Reception #:** 2022000099323

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 19, BLOCK 12, FAIRVIEW SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2420 COTTONWOOD DR, DENVER, CO 80221

**Original Note Amt:** \$410,000.00

**LoanType:** VA

**Interest Rate:** 5.500

**Current Amount:** \$404,357.73

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PLANET HOME LENDING LLC

**Current Owner:** ERIC MENDENHALL

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

**Grantor (Borrower On Deed of Trust)** ERIC MENDENHALL

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/28/2025

**Last Publication Date:** 09/25/2025

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48200837

**Phone:** (877)353-2146 X1017

**Fax:**

**Foreclosure Number:** A202581237

**NED Date:** 06/24/2025

**Reception #:** 2025000036106

**Original Sale Date:** 10/22/2025

**Deed of Trust Date:** 05/24/2016

**Recording Date:** 06/02/2016

**Reception #:** 2016000042710

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 26, BLOCK 72, NORTH GLENN-TWENTY-THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11825 CLAUDE CT, NORTHGLENN, CO 80233-1309

**Original Note Amt:** \$189,512.00

**LoanType:** FHA

**Interest Rate:** 3.750

**Current Amount:** \$173,207.33

**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:** DAWN SALAS-ARCHULETA

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

**Grantor (Borrower On Deed of Trust)** DAWN SALAS-ARCHULETA

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/28/2025

**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** 00000010490084

**Phone:** (303)350-3711

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Adams County

From June 24, 2025 Through June 24, 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:** A202581238

**NED Date:** 06/24/2025

**Reception #:** 2025000036113

**Original Sale Date:** 10/22/2025

**Deed of Trust Date:** 07/10/2020

**Recording Date:** 07/16/2020

**Reception #:** 2020000066629

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 7, BLOCK 4, REPLAT OF COTTON CREEK SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10961 UTICA COURT, WESTMINSTER, CO 80031

**Original Note Amt:** \$246,000.00

**LoanType:** Unknown

**Interest Rate:** 3.875

**Current Amount:** \$239,902.89

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC

**Current Owner:** TODD A. JONES

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

**Grantor (Borrower On Deed of Trust)** TODD A. JONES

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/28/2025

**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** 00000010497238

**Phone:** (303)350-3711

**Fax:** (303)813-1107

**Foreclosure Number:** A202581239

**NED Date:** 06/24/2025

**Reception #:** 2025000036109

**Original Sale Date:** 10/22/2025

**Deed of Trust Date:** 09/07/2018

**Recording Date:** 09/13/2018

**Reception #:** 2018000074752

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 22, BLOCK 17, CORONADO SUBDIVISION-SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171926407007

**Address:** 8151 EXPLORADOR CALLE, DENVER, CO 80229

**Original Note Amt:** \$308,491.00

**LoanType:** FHA

**Interest Rate:** 7.25

**Current Amount:** \$357,522.97

**As Of:** 02/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** New American Funding, LLC fka Broker Solutions, Inc., d/b/a New American Funding

**Current Owner:** Roger Allen Gross

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND  
ASSIGNS

**Grantor (Borrower On Deed of Trust)** Roger Allen Gross

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/28/2025

**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** 19-023178

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

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

# Notices of Election and Demand Filed in Adams County

From June 24, 2025 Through June 24, 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:** A202581240

**NED Date:** 06/24/2025

**Reception #:** 2025000036114

**Original Sale Date:** 10/22/2025

**Deed of Trust Date:** 07/15/2021

**Recording Date:** 07/20/2021

**Reception #:** 2021000086327

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 20, BLOCK 1, VILLAGES NORTH SUBDIVISION, FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9281 Welby Road Terrace, Thornton, CO 80229

**Original Note Amt:** \$331,877.00

**LoanType:** FHA

**Interest Rate:** 3

**Current Amount:** \$307,320.37

**As Of:** 02/01/2025

**Interest Type:** Fixed

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

**Current Owner:** Linda Miles

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS  
AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Linda Miles

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/28/2025

**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** 23-031474

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

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

**Foreclosure Number:** A202581241

**NED Date:** 06/24/2025

**Reception #:** 2025000036111

**Original Sale Date:** 10/22/2025

**Deed of Trust Date:** 12/15/2021

**Recording Date:** 12/16/2021

**Reception #:** 2021000146566

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 8, BLOCK 19, FRONTERRA VILLAGE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 16027 E 97th Pl, Commerce City, CO 80022

**Original Note Amt:** \$527,764.00

**LoanType:** Unknown

**Interest Rate:** 3.25

**Current Amount:** \$485,284.03

**As Of:** 12/01/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank Trust National Association, as Trustee for LB-Shed Series V Trust

**Current Owner:** Adriana G Baray, Jose E Campos, Maria D Flores Chavez

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway  
Independent Mortgage Corporation

**Grantor (Borrower On Deed of Trust)** Adriana G Baray and Jose E Campos and Maria D Flores Chavez

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/28/2025

**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** 22CO00371-1

**Phone:** (720)259-6710

**Fax:** (720)379-1375

# Notices of Election and Demand Filed in Adams County

From June 24, 2025 Through June 24, 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:** A202581242

**NED Date:** 06/24/2025 **Reception #:** 2025000036118  
**Original Sale Date:** 10/22/2025  
**Deed of Trust Date:** 05/19/2023 **Recording Date:** 05/22/2023 **Reception #:** 2023000028212  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

APN #: 0156932320097

NOTARY AFFIDAVIT RECORDED ON 7/5/2023 AT RECEPTION NO.2023000037712

**Address:** 15800 E 121st Ave Condo L3, Commerce City, CO 80603

**Original Note Amt:** \$368,207.00 **LoanType:** FHA **Interest Rate:** 6.375  
**Current Amount:** \$361,408.07 **As Of:** 02/01/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Heitmann, Ashley  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Ashley Heitmann

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/28/2025  
**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** 25-035109 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** A202581243

**NED Date:** 06/24/2025 **Reception #:** 2025000036215  
**Original Sale Date:** 10/22/2025  
**Deed of Trust Date:** 11/22/2019 **Recording Date:** 12/03/2019 **Reception #:** 2019000105434  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** Lot 24, Block 1, South East Addition First Filing, according to the recorded plat thereof.

**Address:** 835 S 9th Ave, Brighton, CO 80601

**Original Note Amt:** \$252,706.00 **LoanType:** VA **Interest Rate:** 3.750  
**Current Amount:** \$233,449.95 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Joe L. Gallegos  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom  
Mortgage Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Joe L. Gallegos, surviving spouse of Wanda L. Gallegos, deceased

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 08/28/2025  
**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** CO11719 **Phone:** (303)274-0155 **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Adams County

From June 24, 2025 Through June 24, 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:** A202581244

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	2025000036403
<b>Original Sale Date:</b>	10/22/2025		
<b>Deed of Trust Date:</b>	05/28/2009	<b>Recording Date:</b>	06/03/2009
		<b>Reception #:</b>	2009000039764
		<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>

**Legal:** Attached as Exhibit "A"

**Address:** 20400 E 160th Avenue, Brighton, CO 80601

<b>Original Note Amt:</b>	\$129,438.00	<b>LoanType:</b>	Unknown	<b>Interest Rate:</b>	5.250
<b>Current Amount:</b>	\$88,294.78	<b>As Of:</b>		<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Bank of America, N.A.
<b>Current Owner:</b>	Roger J. Parker
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary as nominee for Bank of America, N.A., its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Roger J. Parker

<b>Publication:</b>	Northglenn-Thornton Sentinel	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

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

<b>Attorney File Number:</b>	CO25056	<b>Phone:</b>	(303)274-0155	<b>Fax:</b>	(303)274-0159
------------------------------	---------	---------------	---------------	-------------	---------------

**Foreclosure Number:** A202581245

<b>NED Date:</b>	06/24/2025	<b>Reception #:</b>	2025000036417
<b>Original Sale Date:</b>	10/22/2025		
<b>Deed of Trust Date:</b>	03/09/2004	<b>Recording Date:</b>	03/12/2004
		<b>Reception #:</b>	20040312000090890
		<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>

**Legal:** LOT 15, BLOCK 2, NORTH PARK SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3411 West 98th Drive #A, Westminster, CO 80031

<b>Original Note Amt:</b>	\$171,200.00	<b>LoanType:</b>	Unknown	<b>Interest Rate:</b>	5.375
<b>Current Amount:</b>	\$107,040.00	<b>As Of:</b>		<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-2
<b>Current Owner:</b>	Beverly A. Anderson
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for LoanCity.com Inc., Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Beverly A. Anderson

<b>Publication:</b>	Northglenn-Thornton Sentinel	<b>First Publication Date:</b>	08/28/2025
		<b>Last Publication Date:</b>	09/25/2025

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

<b>Attorney File Number:</b>	CO-25-1013085-LL	<b>Phone:</b>	(877)369-6122	<b>Fax:</b>	(186)689-47369
------------------------------	------------------	---------------	---------------	-------------	----------------

# Notices of Election and Demand Filed in Adams County

From June 24, 2025 Through June 24, 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:** A202581246

**NED Date:** 06/24/2025

**Reception #:** 2025000036443

**Original Sale Date:** 10/22/2025

**Deed of Trust Date:** 12/04/2020

**Recording Date:** 12/17/2020

**Reception #:** 2020000133053

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 2, BLOCK 16, THE VILLAGE AT HARMONY PARK, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 12903 Harmony Pkwy., Westminster, CO 80234

**Original Note Amt:** \$246,225.00

**LoanType:** VA

**Interest Rate:** 2.250

**Current Amount:** \$207,970.21

**As Of:**

**Interest Type:** Fixed

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

**Current Owner:** Kenneth R. Denton and Pamela S. Ruffin

**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)** Kenneth R. Denton and Pamela S. Ruffin

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 08/28/2025

**Last Publication Date:** 09/25/2025

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

**Attorney File Number:** CO25023

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

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