

# Notices of Election and Demand Filed in Adams County

From July 03, 2025 Through July 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:** A202581264

**NED Date:** 07/03/2025

**Reception #:** 2025000038508

**Original Sale Date:** 11/05/2025

**Deed of Trust Date:** 10/21/2019

**Recording Date:** 10/21/2019

**Reception #:** 2019000090440

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Retail Unit 1311A, Pecos Flats Condominiums, according to the Condominium Map thereof, recorded on August 3, 2006 at Reception No. 20060803000786010 in the records of the Office of the Clerk and Recorder of the County of Adams, Colorado, and as defined and described in the Declaration of Covenants, Conditions and Restrictions of Pecos Flats Condominiums recorded on August 3, 2006 at Reception No. 20060803000786000 of said records, together with the right to use Parking Spaces 1 through 32, County of Adams, State of Colorado.

**Address:** 1511 W 70th Avenue Unit A, Denver, CO 80221

**Original Note Amt:** \$450,000.00

**LoanType:** Unknown

**Interest Rate:** 4.000

**Current Amount:** \$328,327.83

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** FirstBank

**Current Owner:** NBC Commercial LLC

**Grantee (Lender On Deed of Trust):** FirstBank

**Grantor (Borrower On Deed of Trust):** NBC Commercial LLC

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 09/11/2025

**Last Publication Date:** 10/09/2025

**Attorney for Beneficiary:** Womble Bond Dickinson (US) LLP

**Attorney File Number:** 307918.00142

**Phone:** (303)623-9000

**Fax:**

**Foreclosure Number:** A202581265

**NED Date:** 07/03/2025

**Reception #:** 2025000038507

**Original Sale Date:** 11/05/2025

**Deed of Trust Date:** 07/31/2019

**Recording Date:** 08/01/2019

**Reception #:** 2019000061603

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 11, BLOCK 1, HIGH POINTE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10149 GRANBY DRIVE, COMMERCE CITY, CO 80022

**Original Note Amt:** \$414,682.00

**LoanType:** FHA

**Interest Rate:** 4.500

**Current Amount:** \$365,901.75

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK

**Current Owner:** JOSE JULIAN SOLIS AND ROCIO RAMIREZ

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

**Grantor (Borrower On Deed of Trust):** JOSE JULIAN SOLIS AND ROCIO RAMIREZ

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 09/11/2025

**Last Publication Date:** 10/09/2025

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

**Attorney File Number:** 23-031147

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

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

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**Foreclosure Number:** A202581266

**NED Date:** 07/03/2025

**Reception #:** 2025000038515

**Original Sale Date:** 11/05/2025

**Deed of Trust Date:** 08/24/2019

**Recording Date:** 08/29/2019

**Reception #:** 2019000071374

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 33, BLOCK 4, GRANBY COMMONS SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1878 Fraser Court, Aurora, CO 80011

**Original Note Amt:** \$199,591.00

**LoanType:** FHA

**Interest Rate:** 4.5

**Current Amount:** \$179,067.59

**As Of:** 03/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC

**Current Owner:** Josue Neptaly Cano Diaz

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

**Grantor (Borrower On Deed of Trust)** Josue Neptaly Cano Diaz

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 09/11/2025

**Last Publication Date:** 10/09/2025

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

**Attorney File Number:** 24-033550

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

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