

# Notices of Election and Demand Filed in Adams County

From July 29, 2025 Through July 29, 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:** A202581302

**NED Date:** 07/29/2025 **Reception #:** 2025000043445  
**Original Sale Date:** 11/19/2025  
**Deed of Trust Date:** 06/14/2019 **Recording Date:** 06/14/2019 **Reception #:** 2019000045962  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 4, SHERATON PARK AMENDED PLAT, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 10 SOUTH 14TH AVENUE DRIVE, BRIGHTON, CO 80601

**Original Note Amt:** \$344,642.00 **LoanType:** FHA **Interest Rate:** 5.375  
**Current Amount:** \$291,232.29 **As Of:** 03/01/2025 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Slater E. Hallum  
**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)** Slater E. Hallum

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/25/2025  
**Last Publication Date:** 10/23/2025

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 22-026505 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** A202581303

**NED Date:** 07/29/2025 **Reception #:** 2025000043447  
**Original Sale Date:** 11/19/2025  
**Deed of Trust Date:** 09/12/2024 **Recording Date:** 09/24/2024 **Reception #:** 2024000052448  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 11 AND THE NORTH 15 FEET OF LOT 12, BLOCK 55, PRENDERGAST'S SUB-DIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 46 S 10th Ave, Brighton, CO 80601

**Original Note Amt:** \$398,952.00 **LoanType:** VA **Interest Rate:** 6.750  
**Current Amount:** \$397,915.71 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** United Wholesale Mortgage, LLC  
**Current Owner:** Christoval Moreno and Trudi Moreno  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for eMortgage Funding LLC, Its  
Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Christoval Moreno and Trudi Moreno

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/25/2025  
**Last Publication Date:** 10/23/2025

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-25-1016931-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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**Foreclosure Number:** A202581304

**NED Date:** 07/29/2025

**Reception #:** 2025000043449

**Original Sale Date:** 11/19/2025

**Deed of Trust Date:** 09/15/2020

**Recording Date:** 09/16/2020

**Reception #:** 2020000091963\*\*\*

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE WEST 75 FEET OF LOT 1, BLOCK 5, STAPLETON FIELD INDUSTRIAL PARK - SECOND FILING, COUNTY OF ADAMS,  
STATE OF COLORADO

\*\*\*Modified pursuant to four loan modification agreements:

First Promissory Note and Deed of Trust Modification Agreement dated September 1, 2021, recorded September 1, 2021 in the records of the Adams County Clerk and Recorder, State of Colorado at Reception No. 2021000104255;

Second Promissory Note and Deed of Trust Modification Agreement dated September 15, 2022, recorded September 29, 2022 in the records of the Adams County Clerk and Recorder, State of Colorado at Reception No. 2022000080810;

Third Promissory Note and Deed of Trust Modification Agreement dated September 15, 2023, recorded October 3, 2023 in the records of the Adams County Clerk and Recorder, State of Colorado at Reception No. 2023000055837; and.

Fourth Promissory Note and Deed of Trust Modification Agreement dated September 15, 2024, recorded October 15, 2023 in the records of the Adams County Clerk and Recorder, State of Colorado at Reception No. 2024000056753.

**Address:** 6545 East 49th Avenue, Commerce City, CO 80022

**Original Note Amt:** \$500,000.00

**LoanType:** Unknown

**Interest Rate:** 3.75

**Current Amount:** \$1,073,000.00

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** MONTEGRA CAPITAL RESOURCES, LTD., a Colorado corporation

**Current Owner:** EAST 49TH LLC, a Colorado limited liability company

**Grantee (Lender On Deed of Trust):** MONTEGRA CAPITAL RESOURCES, LTD., a Colorado corporation

**Grantor (Borrower On Deed of Trust)** EAST 49TH LLC, a Colorado limited liability company

**Publication:** Northglenn-Thornton Sentinel

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

**Last Publication Date:** 10/23/2025

**Attorney for Beneficiary:** Laff Bennett, PC

**Attorney File Number:** 81304

**Phone:** (720)484-3933

**Fax:**

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**Foreclosure Number:** A202581305

**NED Date:** 07/29/2025

**Reception #:** 2025000043444

**Original Sale Date:** 11/19/2025

**Deed of Trust Date:** 11/09/2018

**Recording Date:** 11/15/2018

**Reception #:** 2018000092447

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 34, BLOCK 67, BLOCKS 66 AND 67, OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171923203020

**Address:** 1340 ROWENA ST, THORNTON, CO 80229

**Original Note Amt:** \$333,743.00

**LoanType:** FHA

**Interest Rate:** 5.250

**Current Amount:** \$280,196.74

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	RUBEN JURADO LERMA
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	RUBEN JURADO LERMA

**Publication:** Northglenn-Thornton Sentinel

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

**Last Publication Date:** 10/23/2025

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

**Attorney File Number:** 19-023536

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

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

**Foreclosure Number:** A202581306

**NED Date:** 07/29/2025

**Reception #:** 2025000043448

**Original Sale Date:** 11/19/2025

**Deed of Trust Date:** 09/23/2021

**Recording Date:** 09/30/2021

**Reception #:** 2021000116077

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 9, BLOCK 32, PERL-MACK MANOR FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7331 Quivas Street, Denver, CO 80221

**Original Note Amt:** \$308,910.00

**LoanType:** FHA

**Interest Rate:** 2.500

**Current Amount:** \$285,492.65

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Guild Mortgage Company LLC
<b>Current Owner:</b>	Della Naranjo
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Della Naranjo

**Publication:** Northglenn-Thornton Sentinel

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

**Last Publication Date:** 10/23/2025

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

**Attorney File Number:** CO-25-1018415-LL

**Phone:** (877)369-6122

**Fax:** (186)689-47369

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**Foreclosure Number:** A202581307

**NED Date:** 07/29/2025

**Reception #:** 2025000043450

**Original Sale Date:** 11/19/2025

**Deed of Trust Date:** 10/26/2021

**Recording Date:** 10/27/2021

**Reception #:** 2021000126465

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 90, The Amended Plat of the Westminster Homes Subdivision together with the rights to use Parking Space No(s) 14 and 15,  
County of Adams, State of Colorado.

**Address:** 8079 Wolff Street Unit F, Westminster, CO 80031

**Original Note Amt:** \$158,730.00

**LoanType:** Unknown

**Interest Rate:** 3.000

**Current Amount:** \$148,184.70

**As Of:**

**Interest Type:** Fixed

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

**Current Owner:** Tammy Tackman

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

**Grantor (Borrower On Deed of Trust)** Tammy Tackman

**Publication:** Northglenn-Thornton Sentinel

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

**Last Publication Date:** 10/23/2025

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

**Attorney File Number:** CO21573

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

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