



# Notices of Election and Demand Filed in Adams County

From January 23, 2024 Through January 23, 2024

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:** A202480275

**NED Date:** 01/23/2024      **Reception #:** 2024000003437  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 06/19/2017      **Recording Date:** 06/21/2017      **Reception #:** 2017000053168  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 1, PARKRIDGE VILLAGES SUBDIVISION FILING NO. 3. COUNTY OF ADAMS, STATE OF COLORADO.  
\*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON JANUARY 3, 2024 AT RECEPTION NO.  
2024000000272 TO CORRECT LEGAL DESCRIPTION.

**Address:** 13305 Birch Circle, Thornton, CO 80241

**Original Note Amt:** \$307,330.00      **LoanType:** FHA      **Interest Rate:** 4.5  
**Current Amount:** \$273,785.76      **As Of:** 08/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Eric Gonzales AND Christina Acosta  
**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)** Eric Gonzales AND Christina Acosta

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/28/2024  
**Last Publication Date:** 04/25/2024

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

**Attorney File Number:** 23-031499      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480276

**NED Date:** 01/23/2024      **Reception #:** 2024000003434  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 08/24/2020      **Recording Date:** 08/26/2020      **Reception #:** 2020000083992  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 46, BLOCK 3, EAGLE CREEK SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11158 Eagle Creek Circle, Commerce City, CO 80022

**Original Note Amt:** \$392,755.00      **LoanType:** FHA      **Interest Rate:** 3.375  
**Current Amount:** \$369,428.34      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Ramon Rodriguez AND Barbara Anne Segura  
**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)** Ramon Rodriguez AND Barbara Anne Segura

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/28/2024  
**Last Publication Date:** 04/25/2024

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

**Attorney File Number:** 23-029782      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Adams County

From January 23, 2024 Through January 23, 2024

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:** A202480277

**NED Date:** 01/23/2024      **Reception #:** 2024000003439  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 08/18/2022      **Recording Date:** 08/19/2022      **Reception #:** 2022000070913  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 3061 W 92ND AVE UNIT 14A, WESTMINSTER, CO 80031

**Original Note Amt:** \$334,248.00      **LoanType:** FHA      **Interest Rate:** 5.500  
**Current Amount:** \$330,130.15      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** New American Funding, LLC  
**Current Owner:** JAMES ALI BAKER  
**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)** JAMES ALI BAKER

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/28/2024  
**Last Publication Date:** 04/25/2024

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-029881      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480278

**NED Date:** 01/23/2024      **Reception #:** 2024000003440  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 09/17/2012      **Recording Date:** 09/19/2012      **Reception #:** 2012000069672  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 2, FRONTERRA VILLAGE FILING NO 3, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 9918 Lewiston Street, Commerce City, CO 80022

**Original Note Amt:** \$168,844.00      **LoanType:** Unknown      **Interest Rate:** 3.750  
**Current Amount:** \$124,622.81      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Xiuhui Zhang  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for DHI Mortgage  
Company, Ltd, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Hui He and Xiuhui Zhang

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/28/2024  
**Last Publication Date:** 04/25/2024

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-24-973403-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

# Notices of Election and Demand Filed in Adams County

From January 23, 2024 Through January 23, 2024

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:** A202480279

**NED Date:** 01/23/2024      **Reception #:** 2024000003435  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 08/30/2018      **Recording Date:** 09/04/2018      **Reception #:** 2018000071328  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.  
PARCEL ID NUMBER: 0182305429001

**Address:** 6600 DORIS COURT, COMMERCE CITY, CO 80022

**Original Note Amt:** \$289,656.00      **LoanType:** FHA      **Interest Rate:** 5.125  
**Current Amount:** \$256,077.31      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** ANTHONY JAQUEZ AND YVETTE SALAZAR  
**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)** ANTHONY JAQUEZ AND YVETTE SALAZAR

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/28/2024  
**Last Publication Date:** 04/25/2024

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 22-026557      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480280

**NED Date:** 01/23/2024      **Reception #:** 2024000003442  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 05/03/2019      **Recording Date:** 05/06/2019      **Reception #:** 2019000033717  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 2, PLATTE RIVER RANCH FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 817 Pintail Avenue, Brighton, CO 80601

**Original Note Amt:** \$279,837.00      **LoanType:** FHA      **Interest Rate:** 4.875  
**Current Amount:** \$260,791.70      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Rodriguez Meza, Omar, Alejandro  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Omar Alejandro Rodriguez Meza

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/28/2024  
**Last Publication Date:** 04/25/2024

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-029394      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Adams County

From January 23, 2024 Through January 23, 2024

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:** A202480281

**NED Date:** 01/23/2024      **Reception #:** 2024000003521  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 10/19/2015      **Recording Date:** 10/28/2015      **Reception #:** 2015000090446  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 75, BLOCK 2, ASPEN MEADOWS TOWNHOMES FILING NO. 2 FINAL PLAT, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1804 ASPEN MEADOWS CIRCLE, FEDERAL HEIGHTS, CO 80260

**Original Note Amt:** \$216,421.00      **LoanType:** Unknown      **Interest Rate:** 3.875  
**Current Amount:** \$181,130.07      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING LLC  
**Current Owner:** SARAH A ALBRIGHT  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES NATIONAL BANK  
**Grantor (Borrower On Deed of Trust):** SARAH A ALBRIGHT

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/28/2024  
**Last Publication Date:** 04/25/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010023513      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202480282

**NED Date:** 01/23/2024      **Reception #:** 2024000003522  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 06/30/2022      **Recording Date:** 07/06/2022      **Reception #:** 2022000058373  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 2, WOLF CREEK RUN FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3033 Rose Hill St, Strasburg, CO 80136

**Original Note Amt:** \$429,084.00      **LoanType:** FHA      **Interest Rate:** 5.375  
**Current Amount:** \$422,662.69      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Shaun Alexander  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CrossCountry Mortgage, LLC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Shaun Alexander

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 03/29/2024  
**Last Publication Date:** 04/26/2024

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 24-031649      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Adams County

From January 23, 2024 Through January 23, 2024

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:** A202480283

**NED Date:** 01/23/2024      **Reception #:** 2024000003519  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 05/27/2016      **Recording Date:** 06/06/2016      **Reception #:** 2016000043672  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 21, BLOCK 12, GATEWAY PARK ADDITION, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 1765 Kingston Street, Aurora, CO 80010

**Original Note Amt:** \$250,500.00      **LoanType:** FHA      **Interest Rate:** 7.656  
**Current Amount:** \$87,508.00      **As Of:** 01/01/1950      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES LLC  
**Current Owner:** Abels, Gerald, L.  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Gerald L. Abels

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/28/2024  
**Last Publication Date:** 04/25/2024

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

**Attorney File Number:** 23-031400      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480284

**NED Date:** 01/23/2024      **Reception #:** 2024000003520  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 05/02/2022      **Recording Date:** 05/04/2022      **Reception #:** 2022000039991  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 15, JASMINE ESTATES FILING NO. 1, AND AFFIDAVIT OF CORRECTION RECORDED FEBRUARY 28, 2000 IN FILE 18, MAP 186, RECEPTION NO. C0644572, COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0157132330087

**Address:** 12032 MONACO STREET, BRIGHTON, CO 80602

**Original Note Amt:** \$412,392.00      **LoanType:**      **Interest Rate:**  
**Current Amount:** \$405,578.00      **As Of:**      **Interest Type:** Fixed

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

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/28/2024  
**Last Publication Date:** 04/25/2024

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

**Attorney File Number:** 24-031661      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Adams County

From January 23, 2024 Through January 23, 2024

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:** A202480285

**NED Date:** 01/23/2024      **Reception #:** 2024000003609  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 09/21/2005      **Recording Date:** 09/29/2005      **Reception #:** 20050929001065620  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 2, COLONY PARK SUBDIVISION, FILING NO.1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3510 EAST 107TH AVENUE, THORNTON, CO 80233

**Original Note Amt:** \$95,000.00      **LoanType:** Unknown      **Interest Rate:** 6.180  
**Current Amount:** \$94,369.83      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** MTGLQ INVESTORS, L.P.  
**Current Owner:** DAVID J. MAURO AND KELLEY E. MAURO  
**Grantee (Lender On Deed of Trust):** WORLD SAVINGS BANK, FSB  
**Grantor (Borrower On Deed of Trust):** DAVID J. MAURO AND KELLEY E. MAURO

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/28/2024  
**Last Publication Date:** 04/25/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009962895      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202480286

**NED Date:** 01/23/2024      **Reception #:** 2024000003629  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 12/29/2010      **Recording Date:** 12/30/2010      **Reception #:** 2010000091226  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 8, PHEASANT RIDGE P.U.D., COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 332 Mesa Street, Brighton, CO 80601

**Original Note Amt:** \$214,480.00      **LoanType:** Conventional      **Interest Rate:** 5.25  
**Current Amount:** \$153,217.79      **As Of:** 04/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SPECIALIZED LOAN SERVICING LLC  
**Current Owner:** Mark David Lee AND Ann Michelle Morrill Lee  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Mark David Lee AND Ann Michelle Morrill Lee

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 03/28/2024  
**Last Publication Date:** 04/25/2024

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-031513      **Phone:** (303)706-9990      **Fax:** (303)706-9994