

# Notices of Election and Demand Filed in Adams County

From October 17, 2024 Through October 17, 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:** A202480715

**NED Date:** 10/17/2024      **Reception #:** 2024000057158  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 05/20/2021      **Recording Date:** 05/28/2021      **Reception #:** 2021000065567  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 6, SHERRELWOOD ESTATES FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7977 Durango St, Denver, CO 80221

**Original Note Amt:** \$298,000.00      **LoanType:** Unknown      **Interest Rate:** 3.375  
**Current Amount:** \$280,396.11      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a/ Shellpoint Mortgage Servicing  
**Current Owner:** Robert A. Paige  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Ladera Lending, Inc., Its  
Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Robert A. Paige

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/26/2024  
**Last Publication Date:** 01/23/2025

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

**Attorney File Number:** CO-24-999587-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202480716

**NED Date:** 10/17/2024      **Reception #:** 2024000057160  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 11/06/2020      **Recording Date:** 11/10/2020      **Reception #:** 2020000116140  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 23, SHAW HEIGHTS THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.  
APN#: 0171920313001

**Address:** 8921 GROVE STREET, WESTMINSTER, CO 80031

**Original Note Amt:** \$333,841.00      **LoanType:** FHA      **Interest Rate:** 3.000  
**Current Amount:** \$308,843.35      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** HENRY R. ENCINIAS JR  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS  
SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** HENRY R. ENCINIAS JR

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/26/2024  
**Last Publication Date:** 01/23/2025

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

**Attorney File Number:** 22-026539      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480717

**NED Date:** 10/17/2024

**Reception #:** 2024000057159

**Original Sale Date:** 02/12/2025

**Deed of Trust Date:** 01/10/2006

**Recording Date:** 02/06/2006

**Reception #:** 20060206000126140

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 27, SIEMER'S SECOND ADDITION TO DERBY, EXCEPT THE SOUTH FIVE FEET THEREOF, COUNTY OF ADAMS,  
STATE OF COLORADO.

**Address:** 7491 LEYDEN STREET, COMMERCE CITY, CO 80022

**Original Note Amt:** \$178,600.00

**LoanType:** Unknown

**Interest Rate:** 7.990

**Current Amount:** \$114,983.46

**As Of:**

**Interest Type:** Adjustable

<b>Current Lender (Beneficiary):</b>	U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-WMC2, Mortgage Pass-Through Certificates, Series 2006-WMC2
<b>Current Owner:</b>	KENNETH D DORRANCE AND RHONDA DORRANCE
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WMC MORTGAGE CORP.
<b>Grantor (Borrower On Deed of Trust)</b>	KENNETH D DORRANCE AND RHONDA DORRANCE

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 12/26/2024

**Last Publication Date:** 01/23/2025

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

**Attorney File Number:** 00000010272227

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

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

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**Foreclosure Number:** A202480718

**NED Date:** 10/17/2024      **Reception #:** 2024000057161  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 01/31/2014      **Recording Date:** 02/06/2014      **Reception #:** 2014000007940  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 17, BLOCK 22A, VALLEY VISTA FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171933408002

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 10/3/2023 AT RECEPTION NO. 2023000055948 TO  
CORRECT LEGAL DESCRIPTION.

**Address:** 1021 Cragmore Street, Denver, CO 80221-3583

**Original Note Amt:** \$177,721.00      **LoanType:** FHA      **Interest Rate:** 6.375  
**Current Amount:** \$161,275.95      **As Of:** 06/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Ortemio R Ramirez AND Natalie M Ortega-Montoya  
**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)** Ortemio R Ramirez AND Natalie M Ortega-Montoya

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/26/2024  
**Last Publication Date:** 01/23/2025

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

**Attorney File Number:** 22-027312      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480719

**NED Date:** 10/17/2024      **Reception #:** 2024000057163  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 04/02/2022      **Recording Date:** 04/12/2022      **Reception #:** 2022000032470  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 39, BLOCK 4, TODD CREEK FARMS - FOURTH FILING, ACCORDING TO THE PLAT THEREOF RECORDED APRIL  
12,1999 IN FILE 18, MAP 041, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 15007 Boston Ct, Brighton, CO 80602

**Original Note Amt:** \$312,800.00      **LoanType:** Unknown      **Interest Rate:** 4.690  
**Current Amount:** \$312,800.00      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Sooper Credit Union  
**Current Owner:** Fabian M. Tarango and Lori C. Martinez  
**Grantee (Lender On Deed of Trust):** Sooper Credit Union  
**Grantor (Borrower On Deed of Trust)** Fabian M. Tarango and Lori C. Martinez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/26/2024  
**Last Publication Date:** 01/23/2025

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP

**Attorney File Number:** 80719      **Phone:** (303)772-6666      **Fax:** (303)772-2822

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**Foreclosure Number:** A202480720

**NED Date:** 10/17/2024      **Reception #:** 2024000057164  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 03/27/2023      **Recording Date:** 04/24/2023      **Reception #:** 2023000022345  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE EXHIBIT A ATTACHED HERETO

**Address:** 7907 York Street Unit 3, Denver, CO 80229

**Original Note Amt:** \$63,460.00      **LoanType:** Unknown      **Interest Rate:** 8.940  
**Current Amount:** \$63,034.59      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Sooper Credit Union  
**Current Owner:** Riean Cazenave  
**Grantee (Lender On Deed of Trust):** Sooper Credit Union  
**Grantor (Borrower On Deed of Trust):** Riean Cazenave

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/26/2024  
**Last Publication Date:** 01/23/2025

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP  
**Attorney File Number:** 80720      **Phone:** (303)772-6666      **Fax:** (303)772-2822

**Foreclosure Number:** A202480721

**NED Date:** 10/17/2024      **Reception #:** 2024000057202  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 05/18/2020      **Recording Date:** 05/20/2020      **Reception #:** 2020000046006  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 206, REMINGTON FILING NO. 1 P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.  
APN#: 0172119304006

**Address:** 9115 CLERMONT DRIVE, THORNTON, CO 80229

**Original Note Amt:** \$383,918.00      **LoanType:** FHA      **Interest Rate:** 3.875  
**Current Amount:** \$355,187.03      **As Of:**      **Interest Type:** Fixed

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

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/26/2024  
**Last Publication Date:** 01/23/2025

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 22-028442      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480722

**NED Date:** 10/17/2024      **Reception #:** 2024000057205  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 07/26/2012      **Recording Date:** 07/30/2012      **Reception #:** 2012000054925  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 130, GRANGE CREEK FILING NO.5, P.U.D. COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4902 EAST 108TH PLACE, THORNTON, CO 80233

**Original Note Amt:** \$196,377.00      **LoanType:** FHA      **Interest Rate:** 4.125  
**Current Amount:** \$212,294.25      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** JOHNNY LARA AND MICHELLE T. MARTINEZ  
**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)** JOHNNY LARA

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/26/2024  
**Last Publication Date:** 01/23/2025

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

**Attorney File Number:** 19-022272      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480723

**NED Date:** 10/17/2024      **Reception #:** 2024000057291  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 06/28/2007      **Recording Date:** 07/10/2007      **Reception #:** 2007000066224  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 4, COUNTRY HILLS SUBDIVISION FILING NO. 4, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 13102 Bellaire Drive, Thornton, CO 80241

**Original Note Amt:** \$190,000.00      **LoanType:** Unknown      **Interest Rate:** 6.375  
**Current Amount:** \$345,588.25      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner  
Trustee For VRMTG Asset Trust  
**Current Owner:** Paul G. Hardy and Stephanie J. Hardy  
**Grantee (Lender On Deed of Trust):** Colorado Mortgage Alliance, LLC  
**Grantor (Borrower On Deed of Trust)** Paul G. Hardy and Stephanie J. Hardy

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/26/2024  
**Last Publication Date:** 01/23/2025

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

**Attorney File Number:** CO23817      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202480724

**NED Date:** 10/17/2024      **Reception #:** 2024000057311  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 02/12/2017      **Recording Date:** 02/21/2017      **Reception #:** 2017000015885  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK ONE, DOLL SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7330 Newton Street, Westminster, CO 80030

**Original Note Amt:** \$254,375.00      **LoanType:** FHA      **Interest Rate:** 3.500  
**Current Amount:** \$215,029.78      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Jeremy J. Wettig and Amanda K. Wettig  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financing Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Jeremy J. Wettig and Amanda K. Wettig

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/26/2024  
**Last Publication Date:** 01/23/2025

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

**Attorney File Number:** CO-24-999510-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202480725

**NED Date:** 10/17/2024      **Reception #:** 2024000057332  
**Original Sale Date:** 02/12/2025  
**Deed of Trust Date:** 11/14/2016      **Recording Date:** 11/15/2016      **Reception #:** 2016000098590  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 29, BLOCK 5, PERL MACK MANOR THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7001 Avrum Drive, Denver, CO 80221

**Original Note Amt:** \$195,000.00      **LoanType:** Unknown      **Interest Rate:** 4.500  
**Current Amount:** \$167,713.97      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2  
**Current Owner:** Juan Jose Torres Cervantes and Virginia Garcia Decoronado  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for GotMortgage.com, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Juan Jose Torres Cervantes and Virginia Garcia Decoronado

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 12/26/2024  
**Last Publication Date:** 01/23/2025

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

**Attorney File Number:** CO-94-999699-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480726

**NED Date:** 10/17/2024

**Reception #:** 2024000057340

**Original Sale Date:** 02/12/2025

**Deed of Trust Date:** 11/27/2019

**Recording Date:** 12/05/2019

**Reception #:** 2019000106415

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE EAST 1/2 OF LOT 2, AND ALL OF LOT 3, BLOCK 5, SUNSET VIEW SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156908222004

**Address:** 305 EASTERN AVENUE, BRIGHTON, CO 80601

**Original Note Amt:** \$341,205.00

**LoanType:** FHA

**Interest Rate:** 4.500

**Current Amount:** \$314,913.04

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	DANIEL SALAZAR
<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>	DANIEL SALAZAR

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 12/26/2024

**Last Publication Date:** 01/23/2025

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

**Attorney File Number:** 22-027860

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

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

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**Foreclosure Number:** A202480727

**NED Date:** 10/17/2024

**Reception #:** 2024000057349

**Original Sale Date:** 02/12/2025

**Deed of Trust Date:** 08/04/2020

**Recording Date:** 08/05/2020

**Reception #:** 2020000075401

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** UNIT B, CONDOMINIUM BUILDING 14, SAGE VALLEY II CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP FOR SAGE VALLEY II CONDOMINIUM ASSOCIATION RECORDED ON SEPTEMBER 22, 2016 UNDER RECEPTION NO. 2016000079585, 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 CONDITIONS AND RESTRICTIONS OF SAGE VALLEY II CONDOMINIUM ASSOCIATION RECORDED ON JUNE 23, 2016 UNDER RECEPTION NO. 2016000049590, IN SAID RECORDS, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3155 E 104TH AVE UNIT 14B, THORNTON, CO 80233-4414

**Original Note Amt:** \$290,000.00

**LoanType:** Unknown

**Interest Rate:** 3.100

**Current Amount:** \$267,083.69

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
<b>Current Owner:</b>	EMILY ESCOBEDO-JIMENEZ
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC.
<b>Grantor (Borrower On Deed of Trust)</b>	EMILY ESCOBEDO-JIMENEZ

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 12/26/2024

**Last Publication Date:** 01/23/2025

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

**Attorney File Number:** 00000010278117

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

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



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**Foreclosure Number:** A202480728

**NED Date:** 10/17/2024

**Reception #:** 2024000057348

**Original Sale Date:** 02/12/2025

**Deed of Trust Date:** 04/15/2005

**Recording Date:** 04/28/2005

**Reception #:** 20050428000446600

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 22, BLOCK 12, NORTH GLENN -SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11062 Carlile St., Denver, CO 80233-3129

**Original Note Amt:** \$60,000.00

**LoanType:** Unknown

**Interest Rate:** 6.00

**Current Amount:** \$26,159.89

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association

**Current Owner:** Kevin Robert Brauch

**Grantee (Lender On Deed of Trust):** Washington Mutual, FA

**Grantor (Borrower On Deed of Trust):** Kevin Robert Brauch

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 12/26/2024

**Last Publication Date:** 01/23/2025

**Attorney for Beneficiary:** The Sayer Law Group, P.C.

**Attorney File Number:** CO240067

**Phone:** (303)353-2965

**Fax:** (303)632-8183