

# Notices of Election and Demand Filed in Adams County

From October 29, 2024 Through October 29, 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:** A202480755

**NED Date:** 10/29/2024      **Reception #:** 2024000059889  
**Original Sale Date:** 02/26/2025  
**Deed of Trust Date:** 08/18/2021      **Recording Date:** 08/19/2021      **Reception #:** 2021000099359  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 0171925302038

**Address:** 8199 Welby Road 1306, Thornton, CO 80229

**Original Note Amt:** \$289,656.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$270,869.35      **As Of:** 06/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Lucero, Alexandra, Emma  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Alexandra Emma Lucero

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/02/2025  
**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-031429      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480756

**NED Date:** 10/29/2024      **Reception #:** 2024000059890  
**Original Sale Date:** 02/26/2025  
**Deed of Trust Date:** 12/04/2020      **Recording Date:** 12/08/2020      **Reception #:** 2020000127308  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 4, THE VILLAGES AT BUFFALO RUN EAST FILING NO. 3, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 16692 E 118th Drive, Commerce City, CO 80022

**Original Note Amt:** \$384,933.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$358,240.41      **As Of:** 06/01/2024      **Interest Type:** Fixed

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

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/02/2025  
**Last Publication Date:** 01/30/2025

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 24-033383      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480757

**NED Date:** 10/29/2024      **Reception #:** 2024000059892  
**Original Sale Date:** 02/26/2025  
**Deed of Trust Date:** 09/20/2021      **Recording Date:** 09/28/2021      **Reception #:** 2021000114032  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 34 AND 35, MCKISSACK RESUBDIVISION OF BLOCK 186, BOSTON HEIGHTS SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182335419021

**Address:** 1671 Oswego Street, Aurora, CO 80010

**Original Note Amt:** \$348,570.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$331,308.62      **As Of:** 04/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Goodman, Dylan  
**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):** Dylan Goodman

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/02/2025  
**Last Publication Date:** 01/30/2025

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

**Attorney File Number:** 24-033384      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480758

**NED Date:** 10/29/2024      **Reception #:** 2024000059891  
**Original Sale Date:** 02/26/2025  
**Deed of Trust Date:** 11/16/2020      **Recording Date:** 11/24/2020      **Reception #:** 2020000122122  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 6, THORNTON MEADOWS, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3561 East 122nd Avenue, Thornton, CO 80241

**Original Note Amt:** \$285,000.00      **LoanType:** Conventional      **Interest Rate:** 2.875  
**Current Amount:** \$264,822.24      **As Of:** 03/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** Michael Jacobs AND Samatha Gonzales  
**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):** Michael Jacobs AND Samatha Gonzales

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/02/2025  
**Last Publication Date:** 01/30/2025

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

**Attorney File Number:** 24-033399      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480759

**NED Date:** 10/29/2024

**Reception #:** 2024000060192

**Original Sale Date:** 02/26/2025

**Deed of Trust Date:** 12/05/2002

**Recording Date:** 12/13/2002

**Reception #:** C1067046

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 18, BLOCK 5, HARVEST RIDGE FILING NO. 2, RECORDED APRIL 22, 1999 AT RECEPTION NO. C0532746, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9934 Harris St, Thornton, CO 80229

**Original Note Amt:** \$200,500.00

**LoanType:** Unknown

**Interest Rate:** 5.125

**Current Amount:** \$116,083.51

**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 2019-3

**Current Owner:** Fernando Marquez and Guillermina Marquez

**Grantee (Lender On Deed of Trust):** U.S. Bank N.A.

**Grantor (Borrower On Deed of Trust)** Fernando Marquez and Guillermina Marquez

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 01/02/2025

**Last Publication Date:** 01/30/2025

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

**Attorney File Number:** CO23863

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

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