

# Notices of Election and Demand Filed in Adams County

From October 31, 2024 Through October 31, 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:** A202480760

**NED Date:** 10/31/2024      **Reception #:** 2024000060629  
**Original Sale Date:** 03/05/2025  
**Deed of Trust Date:** 09/15/2016      **Recording Date:** 09/16/2016      **Reception #:** 2016000077725  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 9, SHAW HEIGHTS BLOCK 5, 6, 7, 8, 9, 10, 11 AND PORTIONS OF BLOCK 20, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 8591 CEDAR LANE, WESTMINSTER, CO 80031

**Original Note Amt:** \$309,294.00      **LoanType:** FHA      **Interest Rate:** 4.500  
**Current Amount:** \$290,889.98      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** EMILIO TORRES AND ROSALINDA TORRES  
**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):** EMILIO TORRES AND ROSALINDA TORRES

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/09/2025  
**Last Publication Date:** 02/06/2025

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

**Attorney File Number:** 19-023142      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480761

**NED Date:** 10/31/2024      **Reception #:** 2024000060628  
**Original Sale Date:** 03/05/2025  
**Deed of Trust Date:** 08/14/2020      **Recording Date:** 08/18/2020      **Reception #:** 2020000079923  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, TIONA PLANNED UNIT DEVELOPMENT SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9461 Lou Drive, Thornton, CO 80260

**Original Note Amt:** \$246,453.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$227,550.08      **As Of:** 06/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Theresa M Stanfield  
**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):** Theresa M Stanfield

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/09/2025  
**Last Publication Date:** 02/06/2025

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

**Attorney File Number:** 24-033404      **Phone:** (303)706-9990      **Fax:** (303)706-9994