

# Notices of Election and Demand Filed in Adams County

From November 21, 2024 Through November 21, 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:** A202480803

**NED Date:** 11/21/2024      **Reception #:** 2024000064969  
**Original Sale Date:** 03/26/2025  
**Deed of Trust Date:** 11/26/2018      **Recording Date:** 11/27/2018      **Reception #:** 2018000094642  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 8, WYNDEMERE SUBDIVISION FILING NO.4, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172107303008

**Address:** 4470 E 106th Dr, Thornton, CO 80233

**Original Note Amt:** \$333,841.00      **LoanType:** FHA      **Interest Rate:** 7.5  
**Current Amount:** \$290,168.11      **As Of:** 07/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Jennifer Romero  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Jennifer Romero

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/30/2025  
**Last Publication Date:** 02/27/2025

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

**Attorney File Number:** 23-031095      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480804

**NED Date:** 11/21/2024      **Reception #:** 2024000064970  
**Original Sale Date:** 03/26/2025  
**Deed of Trust Date:** 05/24/2019      **Recording Date:** 05/31/2019      **Reception #:** 2019000041600  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** ALL THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ADAMS AND STATE OF COLORADO, TO WIT: LOT 22, BLOCK 6, SHAW HEIGHTS, BLOCKS 5 ,6, 7, 8, 9, 10, 11 AND PORTION OF 20., COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 8570 Concord Ln, Westminster, CO 80031

**Original Note Amt:** \$495,000.00      **LoanType:** Unknown      **Interest Rate:** 4.955  
**Current Amount:** \$194,663.60      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Carrington Mortgage Services, LLC  
**Current Owner:** Marguerite D. Knadle  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Advisors Group., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Marguerite D. Knadle

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/30/2025  
**Last Publication Date:** 02/27/2025

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

**Attorney File Number:** CO23888      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202480805

**NED Date:** 11/21/2024      **Reception #:** 2024000065101  
**Original Sale Date:** 03/26/2025  
**Deed of Trust Date:** 09/28/2020      **Recording Date:** 10/09/2020      **Reception #:** 2020000103107  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 37, PERL-MACK MANOR, SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7518 Quivas St, Denver, CO 80221

**Original Note Amt:** \$55,000.00      **LoanType:** Unknown      **Interest Rate:** 4.990  
**Current Amount:** \$54,911.02      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Sooper Credit Union  
**Current Owner:** Luciano Herrada Carmona  
**Grantee (Lender On Deed of Trust):** Sooper Credit Union  
**Grantor (Borrower On Deed of Trust):** Luciano Herrada Carmona

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/30/2025  
**Last Publication Date:** 02/27/2025

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP  
**Attorney File Number:** 80805      **Phone:** (303)772-6666      **Fax:** (303)772-2822

**Foreclosure Number:** A202480806

**NED Date:** 11/21/2024      **Reception #:** 2024000065132  
**Original Sale Date:** 03/26/2025  
**Deed of Trust Date:** 06/21/2021      **Recording Date:** 06/29/2021      **Reception #:** 2021000078286  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 15, Block 4, Concord Subdivision Filing No. 2, County of Adams, State of Colorado.

**Address:** 12018 Hudson Ct, Thornton, CO 80241

**Original Note Amt:** \$241,000.00      **LoanType:** Unknown      **Interest Rate:** 2.500  
**Current Amount:** \$205,656.59      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Provident Funding Associates, L.P.  
**Current Owner:** Norma Rodriguez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Zions Bancorporation, N.A. dba Vectra Bank, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Norma Rodriguez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/30/2025  
**Last Publication Date:** 02/27/2025

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.  
**Attorney File Number:** CO23948      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** A202480807

**NED Date:** 11/21/2024      **Reception #:** 2024000065193  
**Original Sale Date:** 03/26/2025  
**Deed of Trust Date:** 12/12/2006      **Recording Date:** 12/26/2006      **Reception #:** 2006001012383  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 39 AND 40, BLOCK 53, EXCEPT THE REAR 8 FEET THEREOF, AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1757 Fulton Street, Aurora, CO 80010

**Original Note Amt:** \$300,000.00      **LoanType:** FHA      **Interest Rate:**  
**Current Amount:** \$121,034.83      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** DLJ Mortgage Capital Inc  
**Current Owner:** Floyd M. Hulse and Kathe Samples  
**Grantee (Lender On Deed of Trust):** Liberty Reverse Mortgage, Inc.  
**Grantor (Borrower On Deed of Trust):** Floyd M. Hulse and Kathe Samples

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/30/2025  
**Last Publication Date:** 02/27/2025

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

**Attorney File Number:** CO23714      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202480808

**NED Date:** 11/21/2024      **Reception #:** 2024000065211  
**Original Sale Date:** 03/26/2025  
**Deed of Trust Date:** 05/21/2019      **Recording Date:** 05/22/2019      **Reception #:** 2019000038950  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 2, THORNTON VALLEY EAST, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171924403013

**Address:** 9085 Beechwood Drive, Thornton, CO 80229

**Original Note Amt:** \$314,105.00      **LoanType:** FHA      **Interest Rate:** 4.875  
**Current Amount:** \$291,081.70      **As Of:** 12/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Carlson, Jessikah, Kawashima, Jonathan  
**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):** Jessikah Carlson AND Jonathan Kawashima

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/30/2025  
**Last Publication Date:** 02/27/2025

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

**Attorney File Number:** 24-033562      **Phone:** (303)706-9990      **Fax:** (303)706-9994