

# Notices of Election and Demand Filed in Adams County

From February 06, 2024 Through February 06, 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:** A202480306

**NED Date:** 02/06/2024      **Reception #:** 2024000005877  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 12/27/2021      **Recording Date:** 01/04/2022      **Reception #:** 2022000000312  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 24, BLOCK 19, OF BLOCKS 19 AND 20 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171923418016

**Address:** 1550 Ash Court, Thornton, CO 80229

**Original Note Amt:** \$427,121.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$413,451.42      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Melendez Rodriguez, Maria, G, Noakes, Garrett, Taylor  
**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):** Garrett Taylor Noakes AND Maria G Melendez Rodriguez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024

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

**Attorney File Number:** 23-029978      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480307

**NED Date:** 02/06/2024      **Reception #:** 2024000005881  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 07/24/2019      **Recording Date:** 07/25/2019      **Reception #:** 2019000059055  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 20, BLOCK 12, HIGH POINT AT DIA SUBDIVISION FILING NO. 1, RECORDED DECEMBER 15, 2005 AT RECEPTION  
NO. 20051215001372670 AND AFFIDAVIT'S OF CORRECTION RECORDED JANUARY 22, 2007 AT RECEPTION NO.  
2007000007845 AND AUGUST 17, 2006 AT RECEPTION NO. 20060817000834180, COUNTY OF ADAMS, STATE OF  
COLORADO.

**Address:** 6147 North Flanders Street, Aurora, CO 80019

**Original Note Amt:** \$427,121.00      **LoanType:** FHA      **Interest Rate:** 3.5  
**Current Amount:** \$396,373.75      **As Of:** 04/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ENT CREDIT UNION  
**Current Owner:** STEVEN N. LESTER  
**Grantee (Lender On Deed of Trust):** ENT CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** Ronda Devers

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024

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

**Attorney File Number:** 24-031756      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480308

**NED Date:** 02/06/2024

**Reception #:** 2024000005878

**Original Sale Date:** 06/05/2024

**Deed of Trust Date:** 04/14/2023

**Recording Date:** 04/21/2023

**Reception #:** 2023000022082

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 10, BLOCK 4, VILLAGES NORTH SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171924113010

**Address:** 9222 Adams St, Thornton, CO 80229

**Original Note Amt:** \$497,200.00

**LoanType:** Conventional

**Interest Rate:** 6.375

**Current Amount:** \$495,343.26

**As Of:** 10/01/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH MORTGAGE CORPORATION

**Current Owner:** Mark Thomas Jaramillo

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN LIBERTY MORTGAGE, INCORPORATED, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Mark Thomas Jaramillo

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 04/11/2024

**Last Publication Date:** 05/09/2024

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

**Attorney File Number:** 24-031783

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

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

**Foreclosure Number:** A202480309

**NED Date:** 02/06/2024

**Reception #:** 2024000005880

**Original Sale Date:** 06/05/2024

**Deed of Trust Date:** 07/01/2020

**Recording Date:** 07/01/2020

**Reception #:** 2020000060496

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 13, BLOCK 47, NORTH GLENN THIRTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10509 Lafayette Street, Northglenn, CO 80233

**Original Note Amt:** \$328,932.00

**LoanType:** FHA

**Interest Rate:** 2.376

**Current Amount:** \$303,775.53

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Servis One, Inc. DBA BSI Financial Services

**Current Owner:** Brad Mandele Ford

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Universal Lending Corporation, its successors and assigns

**Grantor (Borrower On Deed of Trust)** Brad Mandele Ford

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 04/11/2024

**Last Publication Date:** 05/09/2024

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

**Attorney File Number:** CO22760

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

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

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**Foreclosure Number:** A202480310

**NED Date:** 02/06/2024      **Reception #:** 2024000005883  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 02/14/2017      **Recording Date:** 02/16/2017      **Reception #:** 2017000014630  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 23, LINDEN FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 12971 E 108th Way, Commerce City, CO 80022-6234

**Original Note Amt:** \$301,952.00      **LoanType:** Unknown      **Interest Rate:** 4.375  
**Current Amount:** \$323,049.36      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Bank, National Association  
**Current Owner:** David Sanphy and Melissa Baca  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Cornerstone Home Lending, Inc., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** David Sanphy

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024

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

**Attorney File Number:** CO-24-984186-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202480311

**NED Date:** 02/06/2024      **Reception #:** 2024000005882  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 02/27/2019      **Recording Date:** 03/01/2019      **Reception #:** 2019000014962  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

**Address:** 14475 LANEWOOD ST, BRIGHTON, CO 80603

**Original Note Amt:** \$269,841.00      **LoanType:** FHA      **Interest Rate:** 5.250  
**Current Amount:** \$249,449.03      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK UNITED N.A.  
**Current Owner:** JACOB F. LEE AND MADISON L. CALLAHAN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** JACOB F. LEE AND MADISON L. CALLAHAN

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024

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

**Attorney File Number:** 20-023889      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202480312

**NED Date:** 02/06/2024      **Reception #:** 2024000005884  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 07/21/2022      **Recording Date:** 07/26/2022      **Reception #:** 2022000063899  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 19, LINDEN FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 12975 E 107TH PL, COMMERCE CITY, CO 80022

**Original Note Amt:** \$598,290.00      **LoanType:** FHA      **Interest Rate:** 5.625  
**Current Amount:** \$592,424.42      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** American Financial Network, Inc.  
**Current Owner:** MARCO A. VALLES AND NADINE SANCHEZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
AMERICAN FINANCIAL NETWORK INC DBA: ORION LENDING  
**Grantor (Borrower On Deed of Trust)** MARCO A. VALLES AND NADINE SANCHEZ

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010025492      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202480313

**NED Date:** 02/06/2024      **Reception #:** 2024000005885  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 06/29/2021      **Recording Date:** 07/07/2021      **Reception #:** 2021000080605  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 30, BRIGHTON EAST FARMS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4362 WINDMILL DR, BRIGHTON, CO 80601-4706

**Original Note Amt:** \$267,811.00      **LoanType:** Unknown      **Interest Rate:** 3.250  
**Current Amount:** \$256,910.04      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC  
**Current Owner:** DONNA L. KOMLOFSKE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR QUICKEN LOANS, LLC  
**Grantor (Borrower On Deed of Trust)** DONNA L. KOMLOFSKE

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 04/11/2024  
**Last Publication Date:** 05/09/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010035954      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** A202480314

**NED Date:** 02/06/2024

**Reception #:** 2024000006044

**Original Sale Date:** 06/05/2024

**Deed of Trust Date:** 11/21/2018

**Recording Date:** 11/27/2018

**Reception #:** 2018000094563

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 85 GRANGE CREEK FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 10924 Ash Way, Thornton, CO 80233

**Original Note Amt:** \$339,500.00

**LoanType:** Conventional

**Interest Rate:** 5.375

**Current Amount:** \$338,172.93

**As Of:** 09/01/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Norma Veronica Roacho-Morales AND Jorge Luis Rivera Alderete
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Norma Veronica Roacho-Morales AND Jorge Luis Rivera Alderete

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 04/11/2024

**Last Publication Date:** 05/09/2024

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

**Attorney File Number:** 24-031788

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

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

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**Foreclosure Number:** A202480315

**NED Date:** 02/06/2024

**Reception #:** 2024000006042

**Original Sale Date:** 06/05/2024

**Deed of Trust Date:** 07/22/2022

**Recording Date:** 07/26/2022

**Reception #:** 2022000063643

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE WEST 62 1/2 FEET OF LOT 7, PLOT 12, BUCHHOLZ RESUBDIVISION OF PLOTS 12 AND 13, DUPONT DERBY GARDENS, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 6840 E 77th Place, Commerce City, CO 80022

**Original Note Amt:** \$349,680.00

**LoanType:** VA

**Interest Rate:** 6

**Current Amount:** \$345,753.62

**As Of:** 08/01/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Angel Flores
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Angel Flores

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 04/11/2024

**Last Publication Date:** 05/09/2024

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

**Attorney File Number:** 24-031791

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

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