

# Notices of Election and Demand Filed in Adams County

From April 30, 2024 Through April 30, 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:** A202480438

**NED Date:** 04/30/2024      **Reception #:** 2024000022357  
**Original Sale Date:** 08/28/2024  
**Deed of Trust Date:** 10/31/2014      **Recording Date:** 11/03/2014      **Reception #:** 2014000076785  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 3, BELLE CREEK SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9324 EAST 108Th PLACE, HENDERSON, CO 80640

**Original Note Amt:** \$223,100.00      **LoanType:** Unknown      **Interest Rate:** 5.250  
**Current Amount:** \$222,338.86      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** SANDRA MARIE BLANKENSHIP ROEMER  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** SANDRA MARIE BLANKENSHIP ROEMER

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/04/2024  
**Last Publication Date:** 08/01/2024

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

**Attorney File Number:** 18-019871      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480439

**NED Date:** 04/30/2024      **Reception #:** 2024000022358  
**Original Sale Date:** 08/28/2024  
**Deed of Trust Date:** 08/05/2022      **Recording Date:** 08/05/2022      **Reception #:** 2022000067226  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 15, BLOCK 1, NORTH LAWN GARDENS, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182505404019

**Address:** 2661 W 65th Place, Denver, CO 80221

**Original Note Amt:** \$500,762.00      **LoanType:** FHA      **Interest Rate:** 6  
**Current Amount:** \$498,752.95      **As Of:** 02/01/2023      **Interest Type:** Fixed

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

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/04/2024  
**Last Publication Date:** 08/01/2024

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

**Attorney File Number:** 24-032258      **Phone:** (303)706-9990      **Fax:** (303)706-9994



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**Foreclosure Number:** A202480442

**NED Date:** 04/30/2024      **Reception #:** 2024000022460  
**Original Sale Date:** 08/28/2024  
**Deed of Trust Date:** 04/16/2018      **Recording Date:** 04/17/2018      **Reception #:** 2018000030663  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** See attached Legal Description

**Address:** 8747 Santa Fe Drive, Thornton, CO 80260

**Original Note Amt:** \$201,875.00      **LoanType:** FNMA      **Interest Rate:** 3.125  
**Current Amount:** \$208,285.74      **As Of:** 08/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Aurora Financial Group, Inc.  
**Current Owner:** Jacqueline M. Marquez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation  
**Grantor (Borrower On Deed of Trust)** Jacqueline M. Marquez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/04/2024  
**Last Publication Date:** 08/01/2024

**Attorney for Beneficiary:** Randall S. Miller & Associates, P.C.

**Attorney File Number:** 24CO00155-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202480443

**NED Date:** 04/30/2024      **Reception #:** 2024000022594  
**Original Sale Date:** 08/28/2024  
**Deed of Trust Date:** 06/08/2021      **Recording Date:** 06/09/2021      **Reception #:** 2021000069758  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 23, BUFFALO MESA SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 2003 AT RECEPTION NO. C1094594, FILE NO. 18, MAP NO. 849, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172308307001

**Address:** 15890 East 106th Way, Commerce City, CO 80022

**Original Note Amt:** \$518,925.00      **LoanType:** FHA      **Interest Rate:** 3  
**Current Amount:** \$495,981.72      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SERVBANK, SB  
**Current Owner:** John Paul Rodriguez II AND Kristen Meghan Rodriguez  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** John Paul Rodriguez II AND Kristen Meghan Rodriguez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/04/2024  
**Last Publication Date:** 08/01/2024

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

**Attorney File Number:** 24-032293      **Phone:** (303)706-9990      **Fax:** (303)706-9994