

# Notices of Election and Demand Filed in Adams County

From July 25, 2024 Through July 25, 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:** A202480569

**NED Date:** 07/25/2024      **Reception #:** 2024000040364  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 04/29/2020      **Recording Date:** 04/30/2020      **Reception #:** 2020000039637  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 9, BRIGHTON CROSSING FILING NO. 2, 3RD AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156902235007

**Address:** 5509 Cherry Blossom Dr, Brighton, CO 80601

**Original Note Amt:** \$509,992.00      **LoanType:** Conventional      **Interest Rate:** 3.875  
**Current Amount:** \$472,601.54      **As Of:** 01/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SELENE FINANCE LP  
**Current Owner:** Jarrett, Krystle, Lynn, Stuart, James, Edward  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NFM, INC. DBA NFM LENDING, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** James Edward Stuart AND Krystle Lynn Jarrett

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/03/2024  
**Last Publication Date:** 10/31/2024

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

**Attorney File Number:** 24-032752      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202480570

**NED Date:** 07/25/2024      **Reception #:** 2024000040439  
**Original Sale Date:** 11/20/2024  
**Deed of Trust Date:** 04/15/2019      **Recording Date:** 04/16/2019      **Reception #:** 2019000027739  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 11, SUGAR CREEK SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 602 South 34th Avenue, Brighton, CO 80601

**Original Note Amt:** \$402,573.00      **LoanType:** FHA      **Interest Rate:** 5.25  
**Current Amount:** \$372,626.87      **As Of:** 03/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Reyes, Stephen, James  
**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):** Stephen James Reyes

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 10/03/2024  
**Last Publication Date:** 10/31/2024

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

**Attorney File Number:** 23-030848      **Phone:** (303)706-9990      **Fax:** (303)706-9994