

Notices of Election and Demand Filed in Adams County

From December 02, 2025 Through December 02, 2025

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: A202581572

NED Date: 12/02/2025

Reception #: 2025000070625

Original Sale Date: 04/01/2026

Deed of Trust Date: 05/31/2017

Recording Date: 06/02/2017

Reception #: 2017000047850

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 12, GATEWAY PARK ADDITION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1784 KENTON STREET, AURORA, CO 80010

Original Note Amt: \$235,161.00

LoanType: FHA

Interest Rate: 4.000

Current Amount: \$249,305.04

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC

Current Owner: JACOB PORTUGAL

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR AMERICAN FINANCING CORPORATION

Grantor (Borrower On Deed of Trust) JACOB PORTUGAL

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010505337

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581573

NED Date: 12/02/2025

Reception #: 2025000070623

Original Sale Date: 04/01/2026

Deed of Trust Date: 04/20/2022

Recording Date: 04/29/2022

Reception #: 2022000038790

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 18, FRONTERRA VILLAGE FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9932 JOPLIN STREET, Commerce City, CO 80022

Original Note Amt: \$16,900.00

LoanType: Conventional

Interest Rate: 12.39

Current Amount: \$14,392.68

As Of: 03/15/2025

Interest Type: Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION

Current Owner: NICHOLAS BENDINELLI

Grantee (Lender On Deed of Trust): CANVAS CREDIT UNION

Grantor (Borrower On Deed of Trust) NICHOLAS BENDINELLI

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036165

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581580

NED Date: 12/02/2025

Reception #: 2025000070629

Original Sale Date: 04/01/2026

Deed of Trust Date: 10/12/2005

Recording Date: 10/20/2005

Reception #: 20051020001156650

Re-Recording Date

Re-Recorded #:

Legal: THAT PART OF THE WEST 1/2 OF BLOCK 33, HARRIS PARK, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF ST. VRAIN STREET AND THE WEST LINE OF MONTEZUMA AVENUE IN HARRIS PARK; THENCE SOUTH ON WEST LINE OF SAID MONTEZUMA AVENUE, 510 FEET; THENCE EAST 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 70 FEET; THENCE SOUTH 152 FEET TO THE NORTH LINE OF WALNUT STREET; THENCE WEST ALONG NORTH LINE OF SAID WALNUT STREET, 70 FEET; THENCE NORTH 152 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 3795 West 73rd Avenue, Westminster, CO 80030

Original Note Amt: \$110,500.00

LoanType: Unknown

Interest Rate: 5.875

Current Amount: \$92,750.10

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-1

Current Owner: Geoffrey B Benedict

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate Inc., Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Geoffrey B Benedict

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1029586-JH

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581581

NED Date: 12/02/2025

Reception #: 2025000070636

Original Sale Date: 04/01/2026

Deed of Trust Date: 08/14/2013

Recording Date: 09/05/2013

Reception #: 2013000078051

Re-Recording Date

Re-Recorded #:

Legal: LOT 35, BLOCK 1, AURORA EAST VILLAGE SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 19787 Montview Dr, Aurora, CO 80011-5369

Original Note Amt: \$168,389.00

LoanType: VA

Interest Rate: 3.875

Current Amount: \$114,881.12

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Nationstar Mortgage LLC
Current Owner:	Philip J Torney aka Philip James Torney
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Bank of America, N.A., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Philip J Torney aka Philip James Torney

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1023695-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581583

NED Date: 12/02/2025

Reception #: 2025000070719

Original Sale Date: 04/01/2026

Deed of Trust Date: 06/03/2022

Recording Date: 06/07/2022

Reception #: 2022000050508

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 24A, SHERRELWOOD ESTATES FILING 3A, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1262 Elder Street, Denver, CO 80221

Original Note Amt: \$488,000.00

LoanType: Unknown

Interest Rate: 6.125

Current Amount: \$470,999.50

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Pacific Asset Holding LLC, a Delaware limited liability company; a wholly-owned subsidiary of Pacific Life Insurance Company
Current Owner:	Darren Murphy
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Castle Mortgage Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Darren Murphy

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1020522-LL

Phone: (877)369-6122

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Foreclosure Number: A202581584

NED Date: 12/02/2025

Reception #: 2025000070772

Original Sale Date: 04/01/2026

Deed of Trust Date: 05/03/2022

Recording Date: 05/06/2022

Reception #: 2022000040956

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 1, GATEWAY PARK ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1902 Kenton St, Aurora, CO 80010

Original Note Amt: \$325,000.00

LoanType: Unknown

Interest Rate: 7.99

Current Amount: \$325,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC

Current Owner: CBBAK, LLC

Grantee (Lender On Deed of Trust): Capital Fund I, LLC

Grantor (Borrower On Deed of Trust): CBBAK, LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

Attorney for Beneficiary: Gantenbein Law Firm, LLC

Attorney File Number: 20035

Phone: (303)618-2122

Fax:

Foreclosure Number: A202581585

NED Date: 12/02/2025

Reception #: 2025000070787

Original Sale Date: 04/01/2026

Deed of Trust Date: 05/03/2022

Recording Date: 05/06/2022

Reception #: 2022000040943

Re-Recording Date

Re-Recorded #:

Legal: LOTS 7 AND 8, RESUBDIVISION OF BLOCK 177,,,BOSTON HEIGHTS, FILING NO. 2,,,COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1764 Newark St, Aurora, CO 80010

Original Note Amt: \$385,000.00

LoanType: Unknown

Interest Rate: 7.99

Current Amount: \$385,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC

Current Owner: CBBAK, LLC

Grantee (Lender On Deed of Trust): Capital Fund I, LLC

Grantor (Borrower On Deed of Trust): CBBAK, LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

Attorney for Beneficiary: Gantenbein Law Firm, LLC

Attorney File Number: 20035

Phone: (303)618-2122

Fax:

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Foreclosure Number: A202581586

NED Date: 12/02/2025

Reception #: 2025000070810

Original Sale Date: 04/01/2026

Deed of Trust Date: 10/31/2024

Recording Date: 11/12/2024

Reception #: 2024000063138

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 1, LADY NELSON TOWNHOMES FILING NO. 1, COUNTY OF ADAMS STATE OF,,COLORADO.

Address: 1918 Eagle St., Aurora, CO 80011

Original Note Amt: \$216,000.00

LoanType: Unknown

Interest Rate: 11.99

Current Amount: \$216,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: JPR-R Investments, LLC
Grantee (Lender On Deed of Trust): Capital Fund I, LLC ISAOA
Grantor (Borrower On Deed of Trust): JPR-R Investments, LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

Attorney for Beneficiary: Gantenbein Law Firm, LLC

Attorney File Number: 53334

Phone: (303)618-2122

Fax:

Foreclosure Number: A202581587

NED Date: 12/02/2025

Reception #: 2025000070820

Original Sale Date: 04/01/2026

Deed of Trust Date: 03/05/2024

Recording Date: 03/06/2024

Reception #: 2024000011759

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, 7511 BRIGHTON BOULEVARD SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7501 Brighton Blvd, Commerce City, CO 80022

Original Note Amt: \$713,000.00

LoanType: Unknown

Interest Rate: 11.99

Current Amount: \$713,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC
Current Owner: Jaime Sanchez
Grantee (Lender On Deed of Trust): Capital Fund I, LLC ISAOA
Grantor (Borrower On Deed of Trust): Jaime Sanchez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/05/2026

Last Publication Date: 03/05/2026

Attorney for Beneficiary: Gantenbein Law Firm, LLC

Attorney File Number: 39728

Phone: (303)618-2122

Fax: