

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, FRONTERA 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: A202581574

NED Date: 12/02/2025 **Reception #:** 2025000070627
Original Sale Date: 04/01/2026
Deed of Trust Date: 06/29/2023 **Recording Date:** 06/30/2023 **Reception #:** 2023000037197
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 17, BUFFALO RUN SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14853 E 119th Avenue, Commerce City, CO 80603

Original Note Amt: \$476,215.00 **LoanType:** **Interest Rate:**
Current Amount: \$463,072.50 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Bell Bank
Current Owner: Eliana Jenks and Mitchell Nelson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Bell Bank, its successors and assigns
Grantor (Borrower On Deed of Trust) Eliana Jenks and Mitchell Nelson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/05/2026
Last Publication Date: 03/05/2026

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

Attorney File Number: CO25494 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202581575

NED Date: 12/02/2025 **Reception #:** 2025000070624
Original Sale Date: 04/01/2026
Deed of Trust Date: 01/03/2023 **Recording Date:** 01/10/2023 **Reception #:** 2023000001272
Re-Recording Date **Re-Recorded #:**

Legal: LOT 33, BLOCK 3, CORONADO SUBDIVISION FOURTH FILING-AMENDED, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1727 E 83rd Ave, Denver, CO 80229

Original Note Amt: \$69,237.00 **LoanType:** **Interest Rate:**
Current Amount: \$69,237.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): MEB Loan Trust VIII
Current Owner: Gallia Khaskey
Grantee (Lender On Deed of Trust): Figure Lending LLC
Grantor (Borrower On Deed of Trust) Gallia Khaskey

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/05/2026
Last Publication Date: 03/05/2026

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

Attorney File Number: CO23946 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202581576

NED Date: 12/02/2025 **Reception #:** 2025000070632
Original Sale Date: 04/01/2026
Deed of Trust Date: 08/19/2024 **Recording Date:** 08/27/2024 **Reception #:** 2024000046702
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 17, WOODGLEN FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11321 Clermont Drive, Thornton, CO 80233

Original Note Amt: \$447,700.00 **LoanType:** FHA **Interest Rate:** 6.124
Current Amount: \$444,606.42 **As Of:** 05/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing LLC
Current Owner: Marek Kuzela
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC
Grantor (Borrower On Deed of Trust) Marek Kuzela

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/05/2026
Last Publication Date: 03/05/2026

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

Attorney File Number: 25CO00647-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202581577

NED Date: 12/02/2025 **Reception #:** 2025000070630
Original Sale Date: 04/01/2026
Deed of Trust Date: 07/27/2005 **Recording Date:** 08/04/2005 **Reception #:** 20050804000827730
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 3, TOWER GREEN/AURORA SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 18881 EAST CARMEL DRIVE, AURORA, CO 80011

Original Note Amt: \$170,590.00 **LoanType:** FHA **Interest Rate:** 5.500
Current Amount: \$90,242.02 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: JON MCGEE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR INTERNATIONAL LENDING SOLUTIONS, INC.
Grantor (Borrower On Deed of Trust) JON MCGEE

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/05/2026
Last Publication Date: 03/05/2026

Attorney for Beneficiary: Barrett, Frappier & Weissman, LLP

Attorney File Number: 00000010651149 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202581578

NED Date: 12/02/2025 **Reception #:** 2025000070626
Original Sale Date: 04/01/2026
Deed of Trust Date: 01/23/2017 **Recording Date:** 01/30/2017 **Reception #:** 2017000008544
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, NORTH CREEK SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 589 W 91ST DR, THORNTON, CO 80260-6889

Original Note Amt: \$200,000.00 **LoanType:** Unknown **Interest Rate:** 4.990
Current Amount: \$270,571.21 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary):	ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.
Current Owner:	GEOFFREY K. GREAVES AND JENNIFER M. GREAVES
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR QUICKEN LOANS INC.
Grantor (Borrower On Deed of Trust)	GEOFFREY K. GREAVES AND JENNIFER M. GREAVES

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: 00000010644060 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202581579

NED Date: 12/02/2025 **Reception #:** 2025000070631
Original Sale Date: 04/01/2026
Deed of Trust Date: 06/25/2014 **Recording Date:** 07/14/2014 **Reception #:** 2014000045289
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 78, SHAW HEIGHTS, FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8561 Norwich Street, Westminster, CO 80031

Original Note Amt: \$122,000.00 **LoanType:** Unknown **Interest Rate:** 4.500
Current Amount: \$66,802.29 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Larry Richardson
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Green Tree Servicing LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Larry Richardson

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-25-1029807-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

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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

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 **Fax:** (186)689-47369

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