

Notices of Election and Demand Filed in Adams County

From January 13, 2026 Through January 13, 2026

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: A202681660

NED Date: 01/13/2026 **Reception #:** 2026000001927
Original Sale Date: 05/13/2026
Deed of Trust Date: 02/15/2023 **Recording Date:** 02/16/2023 **Reception #:** 2023000008563
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 58, COTTONWOOD VISTA FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 321 S 26th Ave, Brighton, CO 80601-2612

Original Note Amt: \$427,121.00 **LoanType:** FHA **Interest Rate:** 6.625
Current Amount: \$416,616.28 **As Of:** 06/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Angelica Cervantes Diaz AND Carlos Cervantes Diaz
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) Angelica Cervantes Diaz AND Carlos Cervantes Diaz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-036630 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681661

NED Date: 01/13/2026 **Reception #:** 2026000001931
Original Sale Date: 05/13/2026
Deed of Trust Date: 11/16/2022 **Recording Date:** 11/17/2022 **Reception #:** 2022000091715
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 13, BELLE CREEK SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0172110214002

Address: 9484 E 108th Avenue, Commerce City, CO 80640

Original Note Amt: \$326,477.00 **LoanType:** FHA **Interest Rate:** 6.75
Current Amount: \$317,946.88 **As Of:** 05/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jayla Berzoza
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) Jayla Berzoza

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-036578 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681662

NED Date: 01/13/2026 **Reception #:** 2026000001983
Original Sale Date: 05/13/2026
Deed of Trust Date: 11/07/2005 **Recording Date:** 11/10/2005 **Reception #:** 20051110001246220
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, FOX RUN SUBDIVISION FILING NO. 11, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2863 E 110 TH DRIVE, NORTHGLENN, CO 80233

Original Note Amt: \$173,600.00 **LoanType:** Unknown **Interest Rate:** 7.250
Current Amount: \$112,020.90 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for Fremont Home Loan Trust
2005-E, Mortgage-Backed Certificates, Series 2005-E
Current Owner: LILIA GARCIA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FREMONT INVESTMENT & LOAN, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) LILIA GARCIA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-030226 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681663

NED Date: 01/13/2026 **Reception #:** 2026000002185
Original Sale Date: 05/13/2026
Deed of Trust Date: 08/21/2019 **Recording Date:** 08/30/2019 **Reception #:** 2019000071693
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16B, BLOCK 9, LEWIS POINTE AMENDMENT NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14252 GRAPE ST, THORNTON, CO 80602

Original Note Amt: \$555,500.00 **LoanType:** Unknown **Interest Rate:** 3.500
Current Amount: \$497,226.31 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: TANYA M. PADILLA AND ANNA L. GONZALES
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
DITECH FINANCIAL LLC
Grantor (Borrower On Deed of Trust) TANYA M. PADILLA AND ANNA L. GONZALES

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/19/2026
Last Publication Date: 04/16/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010677888 **Phone:** (303)350-3711 **Fax:** (303)813-1107

