

Notices of Election and Demand Filed in Adams County

From January 22, 2026 Through January 22, 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: A202681679

NED Date: 01/22/2026 **Reception #:** 2026000003550
Original Sale Date: 05/20/2026
Deed of Trust Date: 12/29/2021 **Recording Date:** 12/29/2021 **Reception #:** 2021000151001
Re-Recording Date: **Re-Recorded #:**

Legal: See attached Exhibit A

Address: FOR INFORMATIONAL PURPOSES ONLY: ET AL, Denver, CO 80212

Original Note Amt: \$6,564,488.00 **LoanType:** Unknown **Interest Rate:** 7.73748
Current Amount: \$6,347,775.41 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CREO QRS SC LLC
Current Owner: 4510 Saint Clair Apartments LLC
Grantee (Lender On Deed of Trust): Cohen CREO LLC
Grantor (Borrower On Deed of Trust): 4510 Saint Clair Apartments LLC

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: FBT GIBBONS LLP
Attorney File Number: 81679 **Phone:** (303)406-4896 **Fax:**

Foreclosure Number: A202681680

NED Date: 01/22/2026 **Reception #:** 2026000003614
Original Sale Date: 05/20/2026
Deed of Trust Date: 04/16/2021 **Recording Date:** 04/21/2021 **Reception #:** 2021000048934
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 31, BLOCK 12, SAGE CREEK FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12503 Locust Way, Thornton, CO 80602-4656

Original Note Amt: \$467,626.00 **LoanType:** VA **Interest Rate:** 2.25
Current Amount: \$418,861.38 **As Of:** 09/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Timothy Landavazo
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Timothy Landavazo

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-034125 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681681

NED Date: 01/22/2026 **Reception #:** 2026000003634
Original Sale Date: 05/20/2026
Deed of Trust Date: 02/22/2021 **Recording Date:** 03/23/2021 **Reception #:** 2021000035513
Re-Recording Date **Re-Recorded #:**

Legal: THE LAND IS DESCRIBED AS FOLLOWS: LOT 5, BLOCK 22, CORONADO SUBDIVISION - SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1304 Explorador Calle, Denver, CO 80229

Original Note Amt: \$330,687.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$298,905.10 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): BMO Bank N.A.
Current Owner: Tonichere D. Rodriguez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Bank of the West, its successors and assigns
Grantor (Borrower On Deed of Trust) Tonichere D. Rodriguez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: Messner Reeves LLP
Attorney File Number: 7729.0323 **Phone:** (303)623-4806 **Fax:** (303)623-0552

Foreclosure Number: A202681682

NED Date: 01/22/2026 **Reception #:** 2026000003666
Original Sale Date: 05/20/2026
Deed of Trust Date: 01/29/2021 **Recording Date:** 02/09/2021 **Reception #:** 2021000016115
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27, BLOCK 1, HOMESTEAD HILLS SUBDIVISION FILING NO. 3, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 2018 AT RECEPTION NO. 2018000074288, COUNTY OF ADAMS, STATE OF COLORADO

Address: 13784 Ash Circle, Thornton, CO 80602

Original Note Amt: \$433,975.00 **LoanType:** Unknown **Interest Rate:** 2.875
Current Amount: \$392,756.65 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CMG Mortgage, Inc.
Current Owner: Matthew Gutierrez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for CMG Mortgage Inc., DBA CMG Financial, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Matthew Gutierrez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/26/2026
Last Publication Date: 04/23/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-26-1033499-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202681683

NED Date: 01/22/2026

Reception #: 2026000003675

Original Sale Date: 05/20/2026

Deed of Trust Date: 09/24/2018

Recording Date: 10/02/2018

Reception #: 2018000079867

Re-Recording Date

Re-Recorded #:

Legal: LOT 30, BLOCK 1, CALAHAN SUBDIVISION THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7920 NIAGARA ST, COMMERCE CITY, CO 80022

Original Note Amt: \$120,000.00

LoanType: Unknown

Interest Rate: 4.750

Current Amount: \$75,955.02

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	NEWREZ LLC
Current Owner:	ROBERT SPICER
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DITECH FINANCIAL LLC
Grantor (Borrower On Deed of Trust)	ROBERT SPICER

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/26/2026

Last Publication Date: 04/23/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010699114

Phone: (303)350-3711

Fax: (303)813-1107