



# Notices of Election and Demand Filed in Adams County

From January 27, 2026 Through January 27, 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:** A202681686

**NED Date:** 01/27/2026

**Reception #:** 2026000004112

**Original Sale Date:** 05/20/2026

**Deed of Trust Date:** 07/26/2021

**Recording Date:** 08/10/2021

**Reception #:** 2021000094643

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THAT PART OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 NORTHWEST 1/4; THENCE EAST, A DISTANCE OF 310 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST, A DISTANCE OF 150 FEET; THENCE SOUTH, A DISTANCE OF 68 FEET; THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 150 FEET; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 68 FEET TO THE TRUE POINT OF BEGINNING EXCEPT THE NORTH 15 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.  
Being the same property as transferred by deed dated 07/16/1998, recorded 07/21/1998, from Hubert D. Harden and Joan B. Harden, to Manuel G. Granados, recorded in book 5404, page 39.

**Address:** 6991 Ash St, Commerce City, CO 80022

**Original Note Amt:** \$260,305.00

**LoanType:** CONV

**Interest Rate:** 3.5

**Current Amount:** \$242,490.68

**As Of:** 02/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Click n` Close, Inc.

**Current Owner:** Manuel G Granados

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mid America Mortgage, Inc.

**Grantor (Borrower On Deed of Trust)** Manuel G Granados

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

**Last Publication Date:** 04/23/2026

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

**Attorney File Number:** 25CO00397-1

**Phone:** (720)259-6710

**Fax:** (720)379-1375



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**Foreclosure Number:** A202681689

**NED Date:** 01/27/2026      **Reception #:** 2026000004114  
**Original Sale Date:** 05/20/2026  
**Deed of Trust Date:** 08/07/2021      **Recording Date:** 08/25/2021      **Reception #:** 2021000101366  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE EAST 1/2 OF LOT 8, BLOCK 1, HILLSBOROUGH, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3040 W 66th Ave, Denver, CO 80221

**Original Note Amt:** \$214,900.00      **LoanType:** Unknown      **Interest Rate:** 5.400  
**Current Amount:** \$200,702.62      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for the Verus Securitization Trust 2021-7  
**Current Owner:** Cooper Property Group LLC, Kristen Corporon, Jeffery Scott Corporon  
**Grantee (Lender On Deed of Trust):** Visio Financial Services Inc.  
**Grantor (Borrower On Deed of Trust):** Cooper Property Group LLC

**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-25-1032383-JH      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202681690

**NED Date:** 01/27/2026      **Reception #:** 2026000004178  
**Original Sale Date:** 05/20/2026  
**Deed of Trust Date:** 11/27/2019      **Recording Date:** 12/05/2019      **Reception #:** 2019000106415  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE EAST 1/2 OF LOT 2, AND ALL OF LOT 3, BLOCK 5, SUNSET VIEW SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156908222004

**Address:** 305 Eastern Avenue, Brighton, CO 80601

**Original Note Amt:** \$341,205.00      **LoanType:** FHA      **Interest Rate:** 4.5  
**Current Amount:** \$306,475.01      **As Of:** 09/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Daniel Salazar  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Daniel Salazar

**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:** 22-027860      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202681691

**NED Date:** 01/27/2026

**Reception #:** 2026000004213

**Original Sale Date:** 05/20/2026

**Deed of Trust Date:** 06/21/2004

**Recording Date:** 06/30/2004

**Reception #:** 20040630000558670

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 23, BLOCK 6, WANDERING VIEW SUBDIVISION, FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 10525 HOBBIT LN, WESTMINSTER, CO 80031

**Original Note Amt:** \$224,000.00

**LoanType:** Unknown

**Interest Rate:** 4.250

**Current Amount:** \$215,565.29

**As Of:**

**Interest Type:** Adjustable

<b>Current Lender (Beneficiary):</b>	THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR THE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2004-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR5
<b>Current Owner:</b>	ELIZABETH CONTRERAS
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.
<b>Grantor (Borrower On Deed of Trust)</b>	ELIZABETH M HOYT AND KEITH HOYT

**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:** 00000010705671

**Phone:** (303)350-3711

**Fax:** (303)813-1107

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**Foreclosure Number:** A202681692

**NED Date:** 01/27/2026      **Reception #:** 2026000004240  
**Original Sale Date:** 05/20/2026  
**Deed of Trust Date:** 11/30/1999      **Recording Date:** 12/03/1999      **Reception #:** C0619414  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 24, CEDAR BRIDGE SUBDIVISION, FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2571 WEST 109TH AVENUE, WESTMINSTER, CO 80234

**Original Note Amt:** \$182,000.00      **LoanType:** Unknown      **Interest Rate:** 6.750  
**Current Amount:** \$128,427.20      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE  
MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2023-1  
**Current Owner:** PAUL J MELLETT  
**Grantee (Lender On Deed of Trust):** GMAC MORTGAGE CORPORATION DBA DITECH.COM  
**Grantor (Borrower On Deed of Trust):** PAUL J. MELLETT

**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:** 00000010664092      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202681693

**NED Date:** 01/27/2026      **Reception #:** 2026000004258  
**Original Sale Date:** 05/20/2026  
**Deed of Trust Date:** 06/30/2010      **Recording Date:** 06/30/2010      **Reception #:** 2010000043884  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 1, WOODGLEN FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 3708 Woodglen Blvd, Thornton, CO 80233

**Original Note Amt:** \$163,300.00      **LoanType:** FHA      **Interest Rate:** 5  
**Current Amount:** \$108,956.16      **As Of:** 09/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** James Marquez AND Jennifer Gorce  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** James Marquez AND Jennifer Gorce

**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:** 22-028828      **Phone:** (303)706-9990      **Fax:** (303)706-9994



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**Foreclosure Number:** A202681696

**NED Date:** 01/27/2026

**Reception #:** 2026000004287

**Original Sale Date:** 05/20/2026

**Deed of Trust Date:** 04/30/2021

**Recording Date:** 05/04/2021

**Reception #:** 2021000054500

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 8, BLOCK 2, BLACKSTONE RANCH FILING NO. 2-B, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 56655 E 22nd Pl, Strasburg, CO 80136-7551

**Original Note Amt:** \$456,577.00

**LoanType:** FHA

**Interest Rate:** 3.25

**Current Amount:** \$415,592.14

**As Of:** 09/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Azael Garcia

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Azael Garcia

**Publication:** Eastern Colorado News (I-70 Sco **First Publication Date:** 03/27/2026

**Last Publication Date:** 04/24/2026

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

**Attorney File Number:** 26-036711

**Phone:** (303)706-9990

**Fax:** (303)706-9994