

Notices of Election and Demand Filed in Adams County

From February 10, 2026 Through February 10, 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: A202681729

NED Date: 02/10/2026 **Reception #:** 2026000006622
Original Sale Date: 06/10/2026
Deed of Trust Date: 09/09/2022 **Recording Date:** 09/16/2022 **Reception #:** 2022000077859
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 25, BLOCK 10, PAINTED PRAIRIE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 21541 East 60th Avenue, Aurora, CO 80019-2218

Original Note Amt: \$487,500.00 **LoanType:** Unknown **Interest Rate:** 6.125
Current Amount: \$474,361.66 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CMG Mortgage, Inc.
Current Owner: Megan Wallace and Kyle Debets
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Celebrity Home Loans, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Megan Wallace and Kyle Debets

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/16/2026
Last Publication Date: 05/14/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-26-1035048-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202681730

NED Date: 02/10/2026 **Reception #:** 2026000006625
Original Sale Date: 06/10/2026
Deed of Trust Date: 10/27/2021 **Recording Date:** 10/28/2021 **Reception #:** 2021000126985
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 34, BLOCK 12, PAINTED PRAIRIE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5896 N. Perth Street, Aurora, CO 80019

Original Note Amt: \$799,311.00 **LoanType:** VA **Interest Rate:** 3.1
Current Amount: \$735,057.81 **As Of:** 09/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding, LLC
Current Owner: Derrick A Jeffries
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Derrick A Jeffries

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/16/2026
Last Publication Date: 05/14/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 26-036660 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681731

NED Date: 02/10/2026 **Reception #:** 2026000006626
Original Sale Date: 06/10/2026
Deed of Trust Date: 06/24/2020 **Recording Date:** 06/25/2020 **Reception #:** 2020000058217
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171925302023

Address: 8199 Welby Road, Unit 1008, Denver, CO 80229

Original Note Amt: \$258,236.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$231,145.78 **As Of:** 09/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Andres Manuel Bacca
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Andres Manuel Bacca

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/16/2026
Last Publication Date: 05/14/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 26-036733 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681732

NED Date: 02/10/2026 **Reception #:** 2026000006621
Original Sale Date: 06/10/2026
Deed of Trust Date: 02/05/2021 **Recording Date:** 02/10/2021 **Reception #:** 2021000016924
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 61, NORTH GLENN FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 326 WALLACE ST, NORTHGLENN, CO 80234-3952

Original Note Amt: \$197,000.00 **LoanType:** Unknown **Interest Rate:** 2.375
Current Amount: \$152,036.27 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): SELECT PORTFOLIO SERVICING, INC.
Current Owner: ROBERT THOMAS MARQUEZ AND MARY KAYE BASKALL
Grantee (Lender On Deed of Trust): U.S. BANK NATIONAL ASSOCIATION
Grantor (Borrower On Deed of Trust): ROBERT THOMAS MARQUEZ AND MARY KAYE BASKALL

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/16/2026
Last Publication Date: 05/14/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010572527 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202681737

NED Date: 02/10/2026

Reception #: 2026000006893

Original Sale Date: 06/10/2026

Deed of Trust Date: 07/21/2017

Recording Date: 07/25/2017

Reception #: 2017000063913

Re-Recording Date

Re-Recorded #:

Legal: LOT 35, BLOCK 35, SHERRELWOOD ESTATES, FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO

*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. §38-35-109(5) recorded in the records of Adams County, Colorado, on 2/4/2025 at Reception No. 2025000005979 to correct the legal description.

Address: 27 W 81st Ave, Denver, CO 80221-4515

Original Note Amt: \$331,386.00

LoanType: FHA

Interest Rate: 4.125

Current Amount: \$278,700.17

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	PennyMac Loan Services, LLC
Current Owner:	Olivia Almanza and Donovan Daniel Reyes
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Caliber Home Loans, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Olivia Almanza and Donovan Daniel Reyes

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

Last Publication Date: 05/14/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1035050-JH

Phone: (877)369-6122

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