

Notices of Election and Demand Filed in Adams County

From February 13, 2026 Through February 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: A202681746

NED Date: 02/13/2026

Reception #: 2026000007734

Original Sale Date: 06/10/2026

Deed of Trust Date: 10/27/2023

Recording Date: 10/30/2023

Reception #: 2023000061068

Re-Recording Date

Re-Recorded #:

Legal: All the real property together with improvements, if any, situate, lying and being in the County of Adams and the State of Colorado, described as follows:

Part of the Northwest ¼ of Section 16, Township 1 South, Range 65 West of the Sixth Principal Meridian, Adams County, Colorado, being more particularly described as follows:

Beginning at the Northwest corner of said Section 6;

Thence South 00 degrees 01 minutes 33 seconds West on an assumed bearing along the Westerly line of said Northwest ¼ Section 16 a distance of 1404.12 feet to the true point of beginning; Thence South 89 degrees 57 minutes 35 seconds East parallel with the South line of said Northwest ¼ of Section 16 a distance of 2657.01 feet to the Easterly line of said Northwest ¼ of Section 16; Thence South 00 degrees 07 minutes 35 seconds East along said Easterly line of the Northwest ¼ of Section 16 a Distance of 582.87 feet to a point 665.65 feet Northerly of the center of Section 16; Thence North 89 degrees 57 minutes 35 seconds West parallel with said Southerly line of the Northwest ¼ of Section 16 a distance of 2658.56 feet to a point on said Westerly line of the Northwest ¼ of Section 16, said point being 665.65 feet Northerly of the West ¼ corner of said Section 16; Thence North 00 degrees 01 minutes 33 seconds East along said Westerly line of the Northwest ¼ of Section 16, a Distance of 582.87 feet to the true point of beginning. Reserving a utility easement fifteen feet in width around the full perimeter of the above-described parcel and where the perimeter of said parcel is along a thirty foot wide road right of way, the easement shall adjoin said County road right of way.

Being the same premises conveyed to Luis Carlos Chavez, by virtue of a Deed from Tomas Loera Solis and Yolanda Loera Urbina, dated July 31, 2013 and recorded August 16, 2013 at ReceptionNo. 2013000071717, Adams County, Colorado records.

Address: 14950 Powhaton Road, Brighton, CO 80603

Original Note Amt: \$1,250,000.00

LoanType: SBA

Interest Rate: 11.50

Current Amount: \$1,138,013.71

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Newtek Bank, National Association

Current Owner: Luis Carlos Chavez

Grantee (Lender On Deed of Trust): Newtek Bank, National Association

Grantor (Borrower On Deed of Trust): Luis Carlos Chavez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 04/16/2026

Last Publication Date: 05/14/2026

Attorney for Beneficiary: Markus Williams LLC

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