

Notices of Election and Demand Filed in Adams County

From February 19, 2026 Through February 19, 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: A202681747

NED Date: 02/19/2026 **Reception #:** 2026000008394
Original Sale Date: 06/24/2026
Deed of Trust Date: 01/25/2018 **Recording Date:** 01/26/2018 **Reception #:** 2018000008052
Re-Recording Date **Re-Recorded #:**

Legal: Lot 1, Block 2, Aurora East Planned Community Subdivision Filing No. 2, County of Adams, State of Colorado.

Address: 19501 E. Batavia Drive, Aurora, CO 80011

Original Note Amt: \$274,928.00 **LoanType:** FHA **Interest Rate:** 4.13
Current Amount: \$234,676.49 **As Of:** 08/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Juana P Becerra Ibarra AND Gustavo Daniel Becerra Ibarra
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for American Liberty Mortgage Inc
Grantor (Borrower On Deed of Trust) Juana P Becerra Ibarra AND Gustavo Daniel Becerra Ibarra

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

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

Attorney File Number: 25CO00164-2 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202681748

NED Date: 02/19/2026 **Reception #:** 2026000008389
Original Sale Date: 06/24/2026
Deed of Trust Date: 06/09/2020 **Recording Date:** 06/16/2020 **Reception #:** 2020000054001
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 33, BRIGHTON EAST FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 664 Hayloft Way, Brighton, CO 80601

Original Note Amt: \$375,571.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$335,256.99 **As Of:** 09/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Christopher Andrew Ramos
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) Christopher Andrew Ramos

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027882 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681753

NED Date: 02/19/2026 **Reception #:** 2026000008393
Original Sale Date: 06/24/2026
Deed of Trust Date: 01/22/2022 **Recording Date:** 01/27/2022 **Reception #:** 2022000008223
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED EXHIBIT A

Address: 12300 Brighton Rd, Henderson, CO 80640-9748

Original Note Amt: \$175,000.00 **LoanType:** Unknown **Interest Rate:** 3.375
Current Amount: \$187,508.79 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE, LP
Current Owner: Lew M. Lancaster
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Lew M. Lancaster

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-26-1036067-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202681754

NED Date: 02/19/2026 **Reception #:** 2026000008401
Original Sale Date: 06/24/2026
Deed of Trust Date: 02/01/2020 **Recording Date:** 02/10/2020 **Reception #:** 2020000012928
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 14, Block 23, Sherrelwood Estates Filing No. 2, County of Adams, State of Colorado.

Address: 2321 Stacy Drive, Denver, CO 80221

Original Note Amt: \$269,434.00 **LoanType:** FHA **Interest Rate:** 3.250
Current Amount: \$238,530.93 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Stacy Veith and Llogan Veith
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financing Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Stacy Veith and Llogan Veith

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO26403 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202681757

NED Date: 02/19/2026 **Reception #:** 2026000008465
Original Sale Date: 06/24/2026
Deed of Trust Date: 02/28/2017 **Recording Date:** 02/28/2017 **Reception #:** 2017000018172
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 4020 E 94th Ave Apt E, Thornton, CO 80229-4158

Original Note Amt: \$204,300.00 **LoanType:** VA **Interest Rate:** 4.250
Current Amount: \$176,519.11 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Steven D. Clopine
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Steven D. Clopine

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO26369 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202681758

NED Date: 02/19/2026 **Reception #:** 2026000008466
Original Sale Date: 06/24/2026
Deed of Trust Date: 02/26/2010 **Recording Date:** 03/11/2010 **Reception #:** 2010000016220
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 2, RIVER RUN SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11252 IRONTON ST, HENDERSON, CO 80640-7673

Original Note Amt: \$146,301.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: \$91,787.45 **As Of:** 08/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: DEBBORAH BURKHALTER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) DEBBORAH BURKHALTER

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/30/2026
Last Publication Date: 05/28/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 20-024169 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681761

NED Date: 02/19/2026

Reception #: 2026000008469

Original Sale Date: 06/24/2026

Deed of Trust Date: 02/08/2007

Recording Date: 03/21/2007

Reception #: 2007000029260

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 5, AURORA CASCADES SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL ID NUMBER: R086320

Address: 19179 EAST 21ST CIRCLE, AURORA, CO 80011

Original Note Amt: \$139,200.00

LoanType: Conventional

Interest Rate: 3.6875

Current Amount: \$110,293.40

As Of: 10/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS4
Current Owner:	Joyce E. Robinson AND EVIS R. ROBINSON
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.), ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Joyce E. Robinson AND EVIS R. ROBINSON

Publication: Northglenn-Thornton Sentinel

First Publication Date: 04/30/2026

Last Publication Date: 05/28/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-021336

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