

Notices of Election and Demand Filed in Adams County

From February 24, 2026 Through February 24, 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: A202681762

NED Date: 02/24/2026 **Reception #:** 202600009503
Original Sale Date: 06/24/2026
Deed of Trust Date: 10/06/2006 **Recording Date:** 10/13/2006 **Reception #:** 2006000989718
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 9, BLOCK 5, SHERRELWOOD ESTATES-FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7909 MONA COURT, DENVER, CO 80221

Original Note Amt: \$179,450.00 **LoanType:** Unknown **Interest Rate:** 6.500
Current Amount: \$163,153.62 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: AZAHEL P. AGUAS-MANZANARES
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR U.S. BANK N.A.
Grantor (Borrower On Deed of Trust): ROSA CERVANTES-ROMO AND AZAHEL P. AGUAS-MANZANARES

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

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010720068 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202681763

NED Date: 02/24/2026 **Reception #:** 202600009504
Original Sale Date: 06/24/2026
Deed of Trust Date: 05/22/2021 **Recording Date:** 06/08/2021 **Reception #:** 2021000068310
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 STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 30, BLOCK 2, COTTON CREEK SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11081 Trojan Ct, Westminster, CO 80031

Original Note Amt: \$675,000.00 **LoanType:** Unknown **Interest Rate:** 6.640
Current Amount: \$267,299.89 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Finance of America Reverse LLC
Current Owner: Bonnie Slewitzke
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Advisors Group, its successors and assigns
Grantor (Borrower On Deed of Trust): Bonnie Slewitzke

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: CO26325 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202681764

NED Date: 02/24/2026 **Reception #:** 2026000009505
Original Sale Date: 06/24/2026
Deed of Trust Date: 10/28/2022 **Recording Date:** 11/01/2022 **Reception #:** 2022000088112
Re-Recording Date: **Re-Recorded #:**

Legal: Please see attached Exhibit A.

Address: 7384, 7386, 7388, 7390 Oneida Drive, Commerce City, CO 80022

Original Note Amt: \$600,000.00 **LoanType:** Unknown **Interest Rate:** 8.625
Current Amount: \$585,808.23 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Morgan Stanley Residential Mortgage Loan Trust 2023-NQM1
Current Owner: Cooper Property Group LLC, A Colorado Limited Liability Company
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Castle Mortgage Corporation
DBA Excelerate Capital, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Cooper Property Group LLC, A Colorado Limited Liability Company

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-25-1032381-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202681765

NED Date: 02/24/2026 **Reception #:** 2026000009506
Original Sale Date: 06/24/2026
Deed of Trust Date: 12/08/2016 **Recording Date:** 12/15/2016 **Reception #:** 2016000109327
Re-Recording Date: **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 4506, IN CONDOMINIUM BUILDING 45, WELBY HILL 1 CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON APRIL 27, 1999 UNDER RECEPTION NO. C0534563, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR WELBY HILL 1 CONDOMINIUMS, RECORDED ON JANUARY 17, 1985, IN BOOK 2958 AT PAGE 491 AND ANNEXATION RECORDED APRIL 22, 1999 IN BOOK 5726 AT PAGE 903, IN SAID RECORDS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8199 Welby Road #4506, Thornton, CO 80229

Original Note Amt: \$80,000.00 **LoanType:** Unknown **Interest Rate:** 4.500
Current Amount: \$79,999.65 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): WESTERRA CREDIT UNION
Current Owner: YEVGENIY SAYENKO
Grantee (Lender On Deed of Trust): WESTERRA CREDIT UNION
Grantor (Borrower On Deed of Trust) YEVGENIY SAYENKO

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

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch P.C.

Attorney File Number: 3006-315 **Phone:** (303)329-3363 **Fax:**

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Foreclosure Number: A202681766

NED Date: 02/24/2026 **Reception #:** 2026000009510
Original Sale Date: 06/24/2026
Deed of Trust Date: 06/08/2023 **Recording Date:** 06/09/2023 **Reception #:** 2023000032668
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 5, RIVER RUN SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11819 E 114th Ave, Commerce City, CO 80640

Original Note Amt: \$544,362.00 **LoanType:** FHA **Interest Rate:** 7.250
Current Amount: \$426,242.94 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC
Current Owner: John P. Montoya, Jr. and Michelle R. Roche
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Geneva Financial, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) John P. Montoya, Jr. and Michelle R. Roche

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: CO26423 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202681767

NED Date: 02/24/2026 **Reception #:** 2026000009502
Original Sale Date: 06/24/2026
Deed of Trust Date: 01/20/2017 **Recording Date:** 01/23/2017 **Reception #:** 2017000006541
Re-Recording Date **Re-Recorded #:**

Legal: LOT 45C, BALBOA PARK SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2135 Coronado Pkwy Unit C, Denver, CO 80229

Original Note Amt: \$183,150.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$172,545.83 **As Of:** 08/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Jacqueline Smith
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) Jacqueline Smith

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: 26-036823 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681772

NED Date: 02/24/2026

Reception #: 2026000009752

Original Sale Date: 06/24/2026

Deed of Trust Date: 05/14/2024

Recording Date: 06/04/2024

Reception #: 2024000029662

Re-Recording Date

Re-Recorded #:

Legal: Lot 10, Block 2, Townhomes at The Ranch, County of Adams, State of Colorado.

Address: 2138 Ranch Dr, Westminster, CO 80234

Original Note Amt: \$410,000.00

LoanType: Unknown

Interest Rate: 6.624

Current Amount: \$405,524.14

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Ha Wall and Lucius Wall
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Ha Wall and Lucius Wall

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: CO26358

Phone: (303)274-0155

Fax: (303)274-0159