

Notices of Election and Demand Filed in Adams County

From March 03, 2026 Through March 03, 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: A202681780

NED Date: 03/03/2026 **Reception #:** 2026000011119
Original Sale Date: 10/14/2026
Deed of Trust Date: 03/27/2015 **Recording Date:** 03/30/2015 **Reception #:** 2015000021865
Re-Recording Date **Re-Recorded #:**

Legal: See attached Exhibit A

Address: 7600 Schumaker Road, Bennett, CO 80102

Original Note Amt: \$333,752.00 **LoanType:** FHA **Interest Rate:** 4
Current Amount: \$251,902.76 **As Of:** 08/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing LLC
Current Owner: Susan Marie Tilton Trust and Susan M. Tilton
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cherry Creek Mortgage Co., Inc.
Grantor (Borrower On Deed of Trust) Judith Collins

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 08/21/2026
Last Publication Date: 09/18/2026

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

Attorney File Number: 25CO00735-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202681781

NED Date: 03/03/2026 **Reception #:** 2026000011132
Original Sale Date: 06/24/2026
Deed of Trust Date: 09/28/2021 **Recording Date:** 10/06/2021 **Reception #:** 2021000117216
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 23, FRONTERRA VILLAGE FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9954 NORFOLK STREET, COMMERCE CITY, CO 80022

Original Note Amt: \$452,000.00 **LoanType:** Unknown **Interest Rate:** 3.625
Current Amount: \$420,975.84 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CITIMORTGAGE, INC.
Current Owner: RAYMOND FINLEY JR AND DEZIRAE DILLEY-FINLEY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC.
Grantor (Borrower On Deed of Trust) RAYMOND FINLEY JR

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: 00000010746220 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202681784

NED Date: 03/03/2026 **Reception #:** 2026000011123
Original Sale Date: 06/24/2026
Deed of Trust Date: 12/16/2020 **Recording Date:** 05/25/2021 **Reception #:** 2021000062827
Re-Recording Date: **Re-Recorded #:**

Legal: Lot13, Block 2, Colony Glen, County of Adams, State of Colorado

Address: 3643 East 106th Avenue, Thornton, CO 80233

Original Note Amt: \$336,000.00 **LoanType:** SBA **Interest Rate:** 6.000
Current Amount: \$207,469.71 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Midwest Regional Bank
Current Owner: Shalini Shetty, as Trustee or the Successor Trustees under THORNTON TRUST, dated June 26, 2025
Grantee (Lender On Deed of Trust): Midwest Regional Bank
Grantor (Borrower On Deed of Trust): Shobha Kanherkar and Sanjeev Kanherkar

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

Attorney for Beneficiary: Kramer Law LLC
Attorney File Number: 81784 **Phone:** (303)282-4342 **Fax:** (303)374-7948

Foreclosure Number: A202681785

NED Date: 03/03/2026 **Reception #:** 2026000011125
Original Sale Date: 06/24/2026
Deed of Trust Date: 12/03/2024 **Recording Date:** 12/04/2024 **Reception #:** 2024000067444
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 128, BLOCK 1, COBBLESTONE VILLAGE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL ID NUMBER(S): 0171929412134

Address: 2967 W 81st Ave Apt C, Westminster, CO 80031

Original Note Amt: \$336,688.00 **LoanType:** FHA **Interest Rate:** 7.25
Current Amount: \$333,743.50 **As Of:** 10/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Gary Thomas Jackson Cagle AND Paige LeAnne Williams
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR U.S. BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Gary Thomas Jackson Cagle AND Paige LeAnne Williams

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: 26-036979 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681788

NED Date: 03/03/2026 **Reception #:** 2026000011153
Original Sale Date: 06/24/2026
Deed of Trust Date: 10/02/2017 **Recording Date:** 10/10/2017 **Reception #:** 2017000088058
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 2, Block 10, The Villages at Buffalo Run East, Filing No. 2, County of Adams, State of Colorado

Address: 15351 E 113th Avenue, Commerce City, CO 80022

Original Note Amt: \$414,139.00 **LoanType:** Unknown **Interest Rate:** 4.625
Current Amount: \$508,453.97 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): TH MSR Holdings LLC
Current Owner: Jason Erwin
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Colten Mortgage
Grantor (Borrower On Deed of Trust): Jason Erwin, single man

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

Attorney for Beneficiary: The Sayer Law Group, P.C.
Attorney File Number: CO260020 **Phone:** (319)234-2530 **Fax:** (319)232-6341

Foreclosure Number: A202681789

NED Date: 03/03/2026 **Reception #:** 2026000011155
Original Sale Date: 06/24/2026
Deed of Trust Date: 03/03/2022 **Recording Date:** 03/08/2022 **Reception #:** 2022000020791
Re-Recording Date: **Re-Recorded #:**

Legal: CONDOMINIUM UNIT R-7 304, FIRST CREEK FARM CONDOMINIUMS AMENDMENT NO. 2, RECORDED SEPTEMBER 2, 2003 AT RECEPTION NO. C1202343, AND AS DEFINED AND DESCRIBED IN THE DECLARATION FOR FIRST CREEK FARM CONDOMINIUMS RECORDED MARCH 24, 2003 AT RECEPTION NO. C1113934, AND ANY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5704 NORTH GIBRALTER WAY #7-304, AURORA, CO 80019

Original Note Amt: \$316,167.00 **LoanType:** FHA **Interest Rate:** 4.250
Current Amount: \$297,484.20 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): DATA MORTGAGE INC., DBA ESSEX MORTGAGE
Current Owner: D'LORNN MCMULLEN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR OCMBC, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): D'LORNN MCMULLEN

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

Attorney for Beneficiary: IDEA Law Group, LLC
Attorney File Number: 48258375 **Phone:** (877)353-2146 X1017 **Fax:**

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Foreclosure Number: A202681790

NED Date: 03/03/2026 **Reception #:** 2026000011159
Original Sale Date: 06/24/2026
Deed of Trust Date: 04/16/2018 **Recording Date:** 04/17/2018 **Reception #:** 2018000030663
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 0171928101194

Address: 8747 Santa Fe Drive, Thornton, CO 80260

Original Note Amt: \$201,875.00 **LoanType:** Conventional **Interest Rate:** 3.125
Current Amount: \$208,285.72 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): AURORA FINANCIAL GROUP
Current Owner: Jacqueline M. Marquez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jacqueline M. Marquez

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: 24-032877 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681791

NED Date: 03/03/2026 **Reception #:** 2026000011310
Original Sale Date: 06/24/2026
Deed of Trust Date: 08/04/2022 **Recording Date:** 08/12/2022 **Reception #:** 2022000068905
Re-Recording Date **Re-Recorded #:**

Legal: LOT SIX (6), BLOCK SIXTY-THREE (63), NORTHGLENN TWENTY-THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11832 Gilpin St, Northglenn, CO 80233

Original Note Amt: \$259,800.00 **LoanType:** Unknown **Interest Rate:** 5.250
Current Amount: \$274,140.59 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Dustin Hall and Shantel Freedle
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Dustin Hall and Shantel Freedle

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-25-1023666-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

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