

Notices of Election and Demand Filed in Adams County

From March 12, 2026 Through March 12, 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: A202681810

NED Date: 03/12/2026 **Reception #:** 2026000013244
Original Sale Date: 07/15/2026
Deed of Trust Date: 05/11/2018 **Recording Date:** 05/14/2018 **Reception #:** 2018000038743
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 14, BLOCK 1, MERRILL-CLANCY ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 827 S 3RD AVENUE, BRIGHTON, CO 80601

Original Note Amt: \$292,125.00 **LoanType:** VA **Interest Rate:** 4.500
Current Amount: \$243,517.46 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: JOSEPH MANUEL FLOREZ, IV
Grantee (Lender On Deed of Trust): U.S. BANK NATIONAL ASSOCIATION
Grantor (Borrower On Deed of Trust): JOSEPH MANUEL FLOREZ, IV

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/21/2026
Last Publication Date: 06/18/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010703726 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202681811

NED Date: 03/12/2026 **Reception #:** 2026000013245
Original Sale Date: 07/15/2026
Deed of Trust Date: 05/02/2022 **Recording Date:** 05/03/2022 **Reception #:** 2022000039799
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 16 AND THE NORTHERLY 2 FEET OF LOT 17, BLOCK 1, ADAMS HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL ID NUMBER: 0182306301016

Address: 6750 Clermont St, Commerce City, CO 80022

Original Note Amt: \$383,918.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$365,032.16 **As Of:** 10/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Sidney Frank
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): Sidney Frank

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/21/2026
Last Publication Date: 06/18/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 26-037064 **Phone:** (303)706-9990 **Fax:** (303)706-9994

