

Notices of Election and Demand Filed in Adams County

From March 17, 2026 Through March 17, 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: A202681822

NED Date: 03/17/2026 **Reception #:** 2026000014109
Original Sale Date: 07/15/2026
Deed of Trust Date: 08/31/2006 **Recording Date:** 09/07/2006 **Reception #:** 20060907000905960
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 1, WYNDEMERE SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLROADO.

Address: 10715 Clermont St, Thornton, CO 80233

Original Note Amt: \$145,600.00 **LoanType:** Conventional **Interest Rate:** 2
Current Amount: \$87,875.98 **As Of:** 11/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): HSBC BANK USA, NATIONAL ASSOCIATION , as Trustee for Lehman Mortgage Trust
Mortgage Pass-Through Certificates Series 2006-7
Current Owner: Steven E Martinez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
INDYMAC BANK, F.S.B, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Steven E Martinez

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: 26-037228 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681823

NED Date: 03/17/2026 **Reception #:** 2026000014161
Original Sale Date: 07/15/2026
Deed of Trust Date: 07/20/2012 **Recording Date:** 07/23/2012 **Reception #:** 2012000052843
Re-Recording Date **Re-Recorded #:**

Legal: LOT 35 AND 36, AICHELMAN'S SUBDIVISION, BLOCK 29, WALNUT GROVE, SECOND ADDITION TO
BRIGHTON COUNTY OF ADAMS, STATE OF COLORADO.

Address: 317 S. 6th Ave., Brighton, CO 80601

Original Note Amt: \$132,554.00 **LoanType:** FHA **Interest Rate:** 3.750
Current Amount: \$106,088.28 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Mayda Flores
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for UNIVERSAL
LENDING CORPORATION, A Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Mayda Flores

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

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-26-1048659-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

