

# Notices of Election and Demand Filed in Adams County

From March 24, 2026 Through March 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:** A202681835

**NED Date:** 03/24/2026      **Reception #:** 2026000015865  
**Original Sale Date:** 07/22/2026  
**Deed of Trust Date:** 12/29/2017      **Recording Date:** 01/04/2018      **Reception #:** 2018000000980  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 4, BROOKSHIRE FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2656 East 117th Way, Thornton, CO 80233

**Original Note Amt:** \$263,500.00      **LoanType:** Unknown      **Interest Rate:** 4.625  
**Current Amount:** \$258,329.67      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Rocket Mortgage, LLC  
**Current Owner:** Ronald L. McCann and Rosemary M. McCann  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cherry Creek Mortgage Co., Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Ronald L. McCann and Rosemary M. McCann

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/28/2026  
**Last Publication Date:** 06/25/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.  
**Attorney File Number:** CO26470      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202681836

**NED Date:** 03/24/2026      **Reception #:** 2026000015857  
**Original Sale Date:** 07/22/2026  
**Deed of Trust Date:** 10/19/2018      **Recording Date:** 10/23/2018      **Reception #:** 2018000085880  
**Re-Recording Date:** 09/24/2019      **Re-Recorded #:** 2019000080100

**Legal:** LOT 8, BLOCK 1, CHERRYLANE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4126 East 95th Drive, Thornton, CO 80229

**Original Note Amt:** \$426,040.00      **LoanType:** FHA      **Interest Rate:** 2.875  
**Current Amount:** \$382,443.04      **As Of:** 12/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** ANGELO LOPEZ AND NADINE PADILLA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** ANGELO LOPEZ AND NADINE PADILLA

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/28/2026  
**Last Publication Date:** 06/25/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-029742      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Adams County

From March 24, 2026 Through March 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:** A202681837

**NED Date:** 03/24/2026      **Reception #:** 2026000015858  
**Original Sale Date:** 07/22/2026  
**Deed of Trust Date:** 08/19/2020      **Recording Date:** 08/25/2020      **Reception #:** 2020000082378  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 39B, UNIT B, TOGETHER WITH GARAGE UNIT B, TOWNHOME MAP BALBOA PARK, ACCORDING TO THE MAP RECORDED JANUARY 12, 2001 UNDER RECEPTION NO. C0750953, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171926418042

**Address:** 2237 Coronado Parkway North #B, Denver, CO 80229

**Original Note Amt:** \$236,634.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$210,872.37      **As Of:** 11/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Stephanie R Kilpatrick AND Nicholas P Maestas  
**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)** Stephanie R Kilpatrick AND Nicholas P Maestas

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/28/2026  
**Last Publication Date:** 06/25/2026

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 24-032191      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202681838

**NED Date:** 03/24/2026      **Reception #:** 2026000015859  
**Original Sale Date:** 07/22/2026  
**Deed of Trust Date:** 12/23/2021      **Recording Date:** 01/11/2022      **Reception #:** 2022000002925  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE SOUTH 70 FEET OF THE NORTH 90 FEET OF PLOT 3B, IN BLOCK 13, RESUBDIVISION OF BLOCK 13 AND SUBDIVISION OF BLOCK 14, WESTMOORLAND.

A.P.N.: 0182517106012

**Address:** 5475 Bryant Street, Denver, CO 80221

**Original Note Amt:** \$703,500.00      **LoanType:** FHA      **Interest Rate:** 6  
**Current Amount:** \$320,796.00      **As Of:** 01/01/1950      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FINANCE OF AMERICA REVERSE LLC  
**Current Owner:** Albert Garcia  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Advisors Mortgage Group, L.L.C., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Albert Garcia

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/28/2026  
**Last Publication Date:** 06/25/2026

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 26-037207      **Phone:** (303)706-9990      **Fax:** (303)706-9994



# Notices of Election and Demand Filed in Adams County

From March 24, 2026 Through March 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:** A202681841

**NED Date:** 03/24/2026      **Reception #:** 2026000015866  
**Original Sale Date:** 07/22/2026  
**Deed of Trust Date:** 05/18/2020      **Recording Date:** 05/20/2020      **Reception #:** 2020000046006  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 206, REMINGTON FILING NO. 1 P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.  
APN #: 0172119304006

**Address:** 9115 CLERMONT DRIVE, THORNTON, CO 80229

**Original Note Amt:** \$383,918.00      **LoanType:** FHA      **Interest Rate:** 3.875  
**Current Amount:** \$344,732.22      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** MIGUEL CONTRERAS  
**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)** MIGUEL CONTRERAS

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/28/2026  
**Last Publication Date:** 06/25/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 22-028442      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202681842

**NED Date:** 03/24/2026      **Reception #:** 2026000015868  
**Original Sale Date:** 07/22/2026  
**Deed of Trust Date:** 07/23/2020      **Recording Date:** 07/30/2020      **Reception #:** 2020000072735  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 2, LINDEN FILING NO. 1, AMENDMENT NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL NUMBER: 0172112312004

**Address:** 10560 Racine Street, Commerce City, CO 80022

**Original Note Amt:** \$426,139.00      **LoanType:** FHA      **Interest Rate:** 7  
**Current Amount:** \$303,627.57      **As Of:** 11/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Rachel Montoya AND Dominic Bejarano  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Rachel Montoya AND Dominic Bejarano

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/28/2026  
**Last Publication Date:** 06/25/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 23-030856      **Phone:** (303)706-9990      **Fax:** (303)706-9994



# Notices of Election and Demand Filed in Adams County

From March 24, 2026 Through March 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:** A202681845

**NED Date:** 03/24/2026

**Reception #:** 2026000015869

**Original Sale Date:** 07/22/2026

**Deed of Trust Date:** 10/26/2017

**Recording Date:** 11/02/2017

**Reception #:** 2017000097198

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 13, BLOCK 1, WRIGHT FARMS FILING NO. 1, COUNTY ADAMS, STATE OF COLORADO

**Address:** 5780 E 120th Place, Brighton, CO 80602

**Original Note Amt:** \$288,003.00

**LoanType:** Unknown

**Interest Rate:** 4.750

**Current Amount:** \$210,753.57

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Selene Finance LP
<b>Current Owner:</b>	Charles Mayer and Destinie Mayer
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for First California Mortgage Company, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Charles Mayer and Destinie Mayer

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 05/28/2026

**Last Publication Date:** 06/25/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.

**Attorney File Number:** CO26609

**Phone:** (303)274-0155

**Fax:** (303)274-0159