

# Notices of Election and Demand Filed in Adams County

From March 26, 2026 Through March 26, 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:** A202681846

**NED Date:** 03/26/2026      **Reception #:** 2026000016458  
**Original Sale Date:** 07/29/2026  
**Deed of Trust Date:** 04/27/2023      **Recording Date:** 05/02/2023      **Reception #:** 2023000024391  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE EAST 1/2 OF LOT 1, BLOCK 1, HILLSBOROUGH, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3282 West 66th Avenue, Denver, CO 80221

**Original Note Amt:** \$322,500.00      **LoanType:** Unknown      **Interest Rate:** 7.375  
**Current Amount:** \$314,666.46      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner  
Trustee for the FLIC Residential Mortgage Loan Trust 1  
**Current Owner:** Kristen Corporon  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Castle Mortgage Corporation  
DBA Excelebrate Capital, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Kristen Corporon

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/04/2026  
**Last Publication Date:** 07/02/2026  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-26-1035045-JH      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202681847

**NED Date:** 03/26/2026      **Reception #:** 2026000016457  
**Original Sale Date:** 07/29/2026  
**Deed of Trust Date:** 07/01/2022      **Recording Date:** 07/06/2022      **Reception #:** 2022000058594  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 12935 Lafayette St Unit G, Thornton, CO 80241

**Original Note Amt:** \$368,207.00      **LoanType:** FHA      **Interest Rate:** 5.375  
**Current Amount:** \$351,156.76      **As Of:** 11/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Ryan Massey  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Debra Dominguez AND Ryan Massey

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/04/2026  
**Last Publication Date:** 07/02/2026  
**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 26-037286      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Adams County

From March 26, 2026 Through March 26, 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:** A202681848

**NED Date:** 03/26/2026      **Reception #:** 2026000016462  
**Original Sale Date:** 07/29/2026  
**Deed of Trust Date:** 04/30/2018      **Recording Date:** 05/07/2018      **Reception #:** 2018000036759  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 24, BLOCK 22, MORRIS HEIGHTS FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.  
PARCEL ID: 0182325402024

**Address:** 3195 Xanadu Street, Aurora, CO 80011

**Original Note Amt:** \$390,000.00      **LoanType:** FHA      **Interest Rate:** 4.81  
**Current Amount:** \$183,724.97      **As Of:** 01/01/1950      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SUN WEST MORTGAGE COMPANY, INC.  
**Current Owner:** Stephen G Barnes  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
NATIONWIDE EQUITIES CORP., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Stephen G Barnes

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/04/2026  
**Last Publication Date:** 07/02/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 26-037144      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202681849

**NED Date:** 03/26/2026      **Reception #:** 2026000016463  
**Original Sale Date:** 07/29/2026  
**Deed of Trust Date:** 04/27/2023      **Recording Date:** 05/02/2023      **Reception #:** 2023000024419  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 26, BLOCK 21, SHERRELWOOD ESTATES - FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7850 Greenwood Boulevard, Denver, CO 80221

**Original Note Amt:** \$412,500.00      **LoanType:** Unknown      **Interest Rate:** 7.375  
**Current Amount:** \$402,482.76      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner  
Trustee for the FLIC Residential Mortgage Loan Trust 1  
**Current Owner:** Kristen S. Corporon  
**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)** Kristen S. Corporon

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/04/2026  
**Last Publication Date:** 07/02/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-26-1035043-JH      **Phone:** (877)369-6122      **Fax:** (186)689-47369

# Notices of Election and Demand Filed in Adams County

From March 26, 2026 Through March 26, 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:** A202681850

**NED Date:** 03/26/2026      **Reception #:** 2026000016464  
**Original Sale Date:** 07/29/2026  
**Deed of Trust Date:** 08/21/2020      **Recording Date:** 08/28/2020      **Reception #:** 2020000085029  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 20, BLOCK 1, FLORADO SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 7638 UMATILLA ST, DENVER, CO 80221-4219

**Original Note Amt:** \$349,388.00      **LoanType:** FHA      **Interest Rate:** 2.500  
**Current Amount:** \$306,985.09      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NEWREZ LLC  
**Current Owner:** VICTOR CASTILLO  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
SUMMIT MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust)** VICTOR CASTILLO

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/04/2026  
**Last Publication Date:** 07/02/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010759645      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202681851

**NED Date:** 03/26/2026      **Reception #:** 2026000016465  
**Original Sale Date:** 07/29/2026  
**Deed of Trust Date:** 03/15/2023      **Recording Date:** 03/16/2023      **Reception #:** 2023000014016  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 61, HOMESTEAD AT SEVEN STONES SUBDIVISION, County of Adams, State of Colorado.

**Address:** 3000 E 112th Avenue, Northglenn, CO 80233

**Original Note Amt:** \$432,000.00      **LoanType:** Unknown      **Interest Rate:** 8.030  
**Current Amount:** \$430,898.33      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CMG Mortgage, Inc dba CMG Financial  
**Current Owner:** Margaret Mills, Trustee and her successors in trust of the Margaret Mills Revocable Living  
Trust dated 6/26/2024 AND Margaret Mills  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CMG  
Mortgage Inc., DBA CMG Financial, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Margaret Mills

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/04/2026  
**Last Publication Date:** 07/02/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.  
**Attorney File Number:** CO26150      **Phone:** (303)274-0155      **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Adams County

From March 26, 2026 Through March 26, 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:** A202681852

**NED Date:** 03/26/2026      **Reception #:** 2026000016515  
**Original Sale Date:** 07/29/2026  
**Deed of Trust Date:** 05/24/2023      **Recording Date:** 05/31/2023      **Reception #:** 2023000030394  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 15, BLOCK 5, WOOD GLEN MEADOWS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 12528 Ash St, Thornton, CO 80241-2905

**Original Note Amt:** \$595,987.00      **LoanType:** FHA      **Interest Rate:** 6.246  
**Current Amount:** \$581,559.85      **As Of:** 07/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Phillip R Penaflor and Sonya M Penaflor  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC  
**Grantor (Borrower On Deed of Trust):** Phillip R Penaflor and Sonya M Penaflor

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/04/2026  
**Last Publication Date:** 07/02/2026

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

**Attorney File Number:** 25CO00733-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202681853

**NED Date:** 03/26/2026      **Reception #:** 2026000016519  
**Original Sale Date:** 07/29/2026  
**Deed of Trust Date:** 08/26/2004      **Recording Date:** 08/30/2004      **Reception #:** 20040830000834580  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 2, WALTON HEATH SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2774 EAST 118TH CIRCLE, THORNTON, CO 80233

**Original Note Amt:** \$201,400.00      **LoanType:** Unknown      **Interest Rate:** 7.500  
**Current Amount:** \$196,525.40      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, A NEW YORK BANKING CORPORATION, AS TRUSTEE FOR CPT ASSET-BACKED CERTIFICATES, SERIES 2004-EC1  
**Current Owner:** RANDALL J COSBY AND CHANDRA A COSBY  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ENCORE CREDIT CORP.  
**Grantor (Borrower On Deed of Trust):** RANDALL J COSBY AND CHANDRA A COSBY

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/04/2026  
**Last Publication Date:** 07/02/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010756955      **Phone:** (303)350-3711      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Adams County

From March 26, 2026 Through March 26, 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:** A202681854

**NED Date:** 03/26/2026

**Reception #:** 2026000016539

**Original Sale Date:** 07/29/2026

**Deed of Trust Date:** 07/19/2013

**Recording Date:** 07/23/2013

**Reception #:** 2013000063518

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 14, BLOCK 4, SHADOWRIDGE AT BRIAR HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2683 WEST 80TH WAY, WESTMINSTER, CO 80031

**Original Note Amt:** \$149,500.00

**LoanType:**

**Interest Rate:** 4.750

**Current Amount:** \$54,015.82

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	NEWREZ LLC
<b>Current Owner:</b>	LUIS A. CHAVEZ AND MARINA V. CHAVEZ
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS
<b>Grantor (Borrower On Deed of Trust)</b>	LUIS A. CHAVEZ AND MARINA V. CHAVEZ

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/04/2026

**Last Publication Date:** 07/02/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010762276

**Phone:** (303)350-3711

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Adams County

From March 26, 2026 Through March 26, 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:** A202681855

**NED Date:** 03/26/2026

**Reception #:** 2026000016722

**Original Sale Date:** 07/29/2026

**Deed of Trust Date:** 11/05/2018

**Recording Date:** 11/08/2018

**Reception #:** 2018000090431

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** UNIT 2885A, THE OLIVAS COMMON INTEREST COMMUNITY AS SHOWN ON THE OLIVAS COMMON INTEREST MAP, RECORDED SEPTEMBER 4, 2003 UNDER RECEPTION NO. C1203614, AND AS DEFINED BY THE OLIVAS COMMON INTEREST COMMUNITY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED SEPTEMBER 4, 2003 UNDER RECEPTION C1203613, AS AMENDED BY THE OLIVAS COMMON INTEREST COMMUNITY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 4, 2004, AS RECEPTION NO. 20040402000188760, ALL IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2885 W 65TH PL UNIT A, Denver, CO 80221-2244

**Original Note Amt:** \$245,471.00

**LoanType:** FHA

**Interest Rate:** 5.250

**Current Amount:** \$217,769.88

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	NEWREZ LLC
<b>Current Owner:</b>	FRANCISCO BUSTAMANTE JR AND NATIVIDAD S MORALES SANTILLANO
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC.
<b>Grantor (Borrower On Deed of Trust)</b>	FRANCISCO BUSTAMANTE JR AND NATIVIDAD S MORALES SANTILLANO

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 06/04/2026

**Last Publication Date:** 07/02/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010759595

**Phone:** (303)350-3711

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Adams County

From March 26, 2026 Through March 26, 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:** A202681856

**NED Date:** 03/26/2026      **Reception #:** 2026000016721  
**Original Sale Date:** 07/29/2026  
**Deed of Trust Date:** 08/24/2018      **Recording Date:** 08/31/2018      **Reception #:** 2018000070999  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 2, BLOCKS 1, 2, 2A, 3, 3A, 4 AND 4A OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9120 CLARKSON ST, THORNTON, CO 80229

**Original Note Amt:** \$249,948.00      **LoanType:** FHA      **Interest Rate:** 4.500  
**Current Amount:** \$195,646.62      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** LOUIS ALIREZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION  
**Grantor (Borrower On Deed of Trust):** LOUIS ALIREZ

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/04/2026  
**Last Publication Date:** 07/02/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010649929      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202681857

**NED Date:** 03/26/2026      **Reception #:** 2026000016730  
**Original Sale Date:** 07/29/2026  
**Deed of Trust Date:** 10/21/2021      **Recording Date:** 10/27/2021      **Reception #:** 2021000126104  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 34, GREATROCK NORTH, FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 16155 Bently Street, Brighton, CO 80603-8439

**Original Note Amt:** \$100,000.00      **LoanType:** Unknown      **Interest Rate:** 4.500  
**Current Amount:** \$99,066.40      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Quorum Federal Credit Union  
**Current Owner:** Monica Payne and Michael Payne  
**Grantee (Lender On Deed of Trust):** Quorum Federal Credit Union  
**Grantor (Borrower On Deed of Trust):** Monica Payne and Michael Payne

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/04/2026  
**Last Publication Date:** 07/02/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-26-1049994-JH      **Phone:** (877)369-6122      **Fax:** (186)689-47369