

Notices of Election and Demand Filed in Adams County

From April 01, 2025 Through April 01, 2025

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: A202581063

NED Date: 04/01/2025

Reception #: 2025000017120

Original Sale Date: 07/30/2025

Deed of Trust Date: 10/25/2023

Recording Date: 10/26/2023

Reception #: 2023000060738

Re-Recording Date

Re-Recorded #:

Legal: LOTS 41, 42, 43 AND 44, BLOCK 7, DUPONT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8071 Jasmine St, Commerce City, CO 80022

Original Note Amt: \$255,000.00

LoanType: Conventional

Interest Rate: 12

Current Amount: \$255,000.00

As Of: 10/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): RKVZ 401K PLAN

Current Owner: Adobe Construction LLC

Grantee (Lender On Deed of Trust): RKVZ 401K PLAN

Grantor (Borrower On Deed of Trust) Adobe Construction LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/05/2025

Last Publication Date: 07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034401

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581064

NED Date: 04/01/2025

Reception #: 2025000017116

Original Sale Date: 07/30/2025

Deed of Trust Date: 02/27/2023

Recording Date: 03/03/2023

Reception #: 2023000011251

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 31, NORTHFIELD, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0171925208002

Address: 8510 McDougal Street, Denver, CO 80229

Original Note Amt: \$304,385.00

LoanType: FHA

Interest Rate: 6.875

Current Amount: \$243,280.72

As Of: 11/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Timothy Dreiling, Sr AND Dennis Dreiling

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Timothy Dreiling, Sr AND Dennis Dreiling

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/05/2025

Last Publication Date: 07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032117

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581065

NED Date: 04/01/2025

Reception #: 2025000017119

Original Sale Date: 07/30/2025

Deed of Trust Date: 07/08/2021

Recording Date: 07/14/2021

Reception #: 2021000084310

Re-Recording Date

Re-Recorded #:

Legal: LOT 27, BLOCK 11, SHAW HEIGHTS-BLOCKS 5,6,7,8,9,10,11, AND PORTIONS OF BLOCK 20, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3740 W 85Th Ave, Westminster, CO 80031

Original Note Amt: \$393,736.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$367,869.49

As Of: 11/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Ronny Jesus Garcia, Jr. AND Alicia Leanne Rossi

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
THRIVE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Ronny Jesus Garcia, Jr. AND Alicia Leanne Rossi

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/05/2025

Last Publication Date: 07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034428

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581066

NED Date: 04/01/2025

Reception #: 2025000017121

Original Sale Date: 07/30/2025

Deed of Trust Date: 02/03/2023

Recording Date: 02/03/2023

Reception #: 2023000006316

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 3, HIGH POINT VILLAGE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7848 Downing St, Thornton, CO 80229

Original Note Amt: \$397,664.00

LoanType: FHA

Interest Rate: 6.5

Current Amount: \$390,490.14

As Of: 11/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jasmin Rodriguez AND Rafael Rodriguez

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Jasmin Rodriguez AND Rafael Rodriguez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/05/2025

Last Publication Date: 07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034452

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581067

NED Date: 04/01/2025 **Reception #:** 2025000017123
Original Sale Date: 07/30/2025
Deed of Trust Date: 04/16/2024 **Recording Date:** 04/17/2024 **Reception #:** 2024000019967
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, SECOND STREET SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 780 2nd St, Bennett, CO 80102

Original Note Amt: \$427,121.00 **LoanType:** Unknown **Interest Rate:** 5.875
Current Amount: \$425,366.30 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Andres Elias Loria and Angel Adam De Santiago
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Plains
Commerce Bank, its successors and assigns
Grantor (Borrower On Deed of Trust) Andres Elias Loria and Angel Adam De Santiago

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 06/06/2025
Last Publication Date: 07/04/2025

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

Attorney File Number: CO24429 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202581068

NED Date: 04/01/2025 **Reception #:** 2025000017122
Original Sale Date: 07/30/2025
Deed of Trust Date: 06/07/2024 **Recording Date:** 06/18/2024 **Reception #:** 2024000032720
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 23, SHERRELWOOD ESTATES-FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171934227008

Address: 680 Drake Street, Denver, CO 80221

Original Note Amt: \$422,211.00 **LoanType:** FHA **Interest Rate:** 7
Current Amount: \$420,814.52 **As Of:** 11/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: James Davis
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) James Davis

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034465 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581069

NED Date:	04/01/2025	Reception #:	2025000017126	
Original Sale Date:	07/30/2025			
Deed of Trust Date:	09/24/2007	Recording Date:	12/07/2007	Reception #: 2007000112705
		Re-Recording Date		Re-Recorded #:

Legal: See Attached Exhibit A

Address: 6290 Poplar St, Commerce City, CO 80022

Original Note Amt:	\$83,250.00	LoanType:	Unknown	Interest Rate:	7.6250
Current Amount:	\$46,720.69	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	Select Portfolio Servicing, Inc.
Current Owner:	Jesus Noel Estrada, Germaine Mariana Hernandez
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank, N.A., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Jesus Noel Estrada

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number:	CO-25-1008326-LL	Phone:	(877)369-6122	Fax:	(186)689-47369
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Foreclosure Number: A202581070

NED Date:	04/01/2025	Reception #:	2025000017125	
Original Sale Date:	07/30/2025			
Deed of Trust Date:	07/17/2023	Recording Date:	07/18/2023	Reception #: 2023000040701
		Re-Recording Date		Re-Recorded #:

Legal: Lot 23, Block 3, Skylake Ranch, County of Adams, State of Colorado.

Address: 11874 Eudora Dr, Thornton, CO 80233

Original Note Amt:	\$572,040.00	LoanType:	VA	Interest Rate:	6.688
Current Amount:	\$564,802.01	As Of:	11/01/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	CrossCountry Mortgage, LLC
Current Owner:	Ryan Deleon
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for CrossCountry Mortgage, LLC
Grantor (Borrower On Deed of Trust)	Ryan Deleon

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

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

Attorney File Number:	25CO00163-1	Phone:	(720)259-6710	Fax:	(720)379-1375
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Foreclosure Number: A202581071

NED Date: 04/01/2025 **Reception #:** 2025000017124
Original Sale Date: 07/30/2025
Deed of Trust Date: 03/14/2022 **Recording Date:** 03/24/2022 **Reception #:** 2022000026264
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 3, THE VILLAGES AT RIVERDALE FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO
APN#: 0157128303018

Address: 7372 E 129th Pl, Thornton, CO 80602

Original Note Amt: \$450,000.00 **LoanType:** Conventional **Interest Rate:** 3.75
Current Amount: \$433,135.33 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE LP
Current Owner: Joshua O. Thibeault AND Robyn Thibeault
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PHH
MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Joshua O. Thibeault AND Robyn Thibeault

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034392 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581072

NED Date: 04/01/2025 **Reception #:** 2025000017127
Original Sale Date: 07/30/2025
Deed of Trust Date: 08/24/2018 **Recording Date:** 08/24/2018 **Reception #:** 2018000069093
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 15 AND 16, BLOCK 54, AVONDALE, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0156907114008

Address: 156 South 10th Avenue, Brighton, CO 80601

Original Note Amt: \$257,744.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$234,700.41 **As Of:** 11/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Simon Moreno Moreno
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND
ASSIGNS
Grantor (Borrower On Deed of Trust) Simon Moreno Moreno

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 20-023920 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581073

NED Date: 04/01/2025

Reception #: 2025000017178

Original Sale Date: 07/30/2025

Deed of Trust Date: 10/28/2022

Recording Date: 11/01/2022

Reception #: 2022000088263

Re-Recording Date

Re-Recorded #:

Legal: THE EAST 26.8 FEET OF LOT 12, BLOCK 4, KIDDER'S ADDITION TO BRIGHTON COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156906416014

Address: 935 Walnut St, Brighton, CO 80601

Original Note Amt: \$284,747.00

LoanType: FHA

Interest Rate: 6.875

Current Amount: \$278,836.48

As Of: 11/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Anthony Santora

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR T2
FINANCIAL LLC DBA/REVOLUTION MORTGAGE, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Anthony Santora

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/05/2025

Last Publication Date: 07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034454

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581074

NED Date: 04/01/2025

Reception #: 2025000017202

Original Sale Date: 07/30/2025

Deed of Trust Date: 03/13/2023

Recording Date: 03/21/2023

Reception #: 2023000014889

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 21, THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8941 Fir Dr, Thornton, CO 80229

Original Note Amt: \$425,157.00

LoanType: FHA

Interest Rate: 6.25

Current Amount: \$417,565.23

As Of: 11/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Brieana Pablin AND Ellis Pacheco

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CrossCountry Mortgage, LLC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Brieana Pablin AND Ellis Pacheco

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/05/2025

Last Publication Date: 07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034466

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581075

NED Date: 04/01/2025 **Reception #:** 2025000017287
Original Sale Date: 07/30/2025
Deed of Trust Date: 01/25/2018 **Recording Date:** 01/26/2018 **Reception #:** 2018000008052
Re-Recording Date **Re-Recorded #:**

Legal: Lot 1, Block 2, Aurora East Planned Community Subdivision Filing No. 2, County of Adams, State of Colorado

Address: 19501 E. Batavia Drive, Aurora, CO 80011

Original Note Amt: \$274,928.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: \$239,327.83 **As Of:** 11/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Gustavo Daniel Becerra Ibarra and Juana P Becerra Ibarra
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for American Liberty Mortgage Inc
Grantor (Borrower On Deed of Trust) Gustavo Daniel Becerra Ibarra and Juana P Becerra Ibarra

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025
Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 25CO00164-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202581076

NED Date: 04/01/2025 **Reception #:** 2025000017296
Original Sale Date: 07/30/2025
Deed of Trust Date: 03/04/2022 **Recording Date:** 03/08/2022 **Reception #:** 2022000020726
Re-Recording Date **Re-Recorded #:**

Legal: Lot 7, Block 6, Villages at Buffalo Run East Filing No. 7, County of Adams, State of Colorado.

Address: 15973 E 112th Pl, Commerce City, CO 80022

Original Note Amt: \$636,500.00 **LoanType:** FHLMC **Interest Rate:** 3.99
Current Amount: \$612,591.85 **As Of:** 06/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Liza Jean Harris and Riley Hale Harris
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Fairway Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust) Liza Jean Harris and Riley Hale Harris

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/05/2025
Last Publication Date: 07/03/2025
Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 24CO00499-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202581077

NED Date:	04/01/2025	Reception #:	2025000017358
Original Sale Date:	07/30/2025		
Deed of Trust Date:	05/11/2009	Recording Date:	05/18/2009
		Re-Recording Date	
		Reception #:	2009000035249
		Re-Recorded #:	

Legal: SEE ATTACHED EXHIBIT A

Address: 6650 Leyden Street, Commerce City, CO 80022

Original Note Amt:	\$115,385.00	LoanType:	FHA	Interest Rate:	5.5
Current Amount:	\$78,163.52	As Of:	11/01/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	Carrington Mortgage Services, LLC
Current Owner:	Andrea Olivares, Diane Aragon, Julie Medina
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp.
Grantor (Borrower On Deed of Trust)	Elva Marie Aragon and Francis R. Aragon

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

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

Attorney File Number:	19CO00043-6	Phone:	(720)259-6710	Fax:	(720)379-1375
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Foreclosure Number: A202581078

NED Date:	04/01/2025	Reception #:	2025000017400
Original Sale Date:	07/30/2025		
Deed of Trust Date:	06/03/2022	Recording Date:	06/09/2022
		Re-Recording Date	
		Reception #:	2022000051120
		Re-Recorded #:	

Legal: LOT 15, BLOCK 55, NORTH GLENN - TWENTY-SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11966 Spring Drive, Northglenn, CO 80233-1262

Original Note Amt:	\$100,000.00	LoanType:	Conventional	Interest Rate:	13.25
Current Amount:	\$99,999.27	As Of:	10/15/2024	Interest Type:	Fixed

Current Lender (Beneficiary):	CANVAS CREDIT UNION
Current Owner:	Steven Shawn Markham
Grantee (Lender On Deed of Trust):	CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust)	Steven Shawn Markham

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	06/05/2025
		Last Publication Date:	07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number:	25-034261	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number: A202581079

NED Date: 04/01/2025

Reception #: 2025000017419

Original Sale Date: 07/30/2025

Deed of Trust Date: 08/15/2022

Recording Date: 08/23/2022

Reception #: 2022000071018

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 2, LAKE AVERY ESTATES, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157325325004

Address: 58 Blue Heron Dr, Thornton, CO 80241

Original Note Amt: \$1,305,000.00

LoanType: VA

Interest Rate: 5.125

Current Amount: \$1,303,467.89

As Of: 11/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): Ark-La-Tex Financial Services, LLC

Current Owner: Caroline Lopez-Stewart AND Daniel Stewart

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
ARK-LA-TEX FINANCIAL SERVICES, LLC dba ELEVEN MORTGAGE, ITS
SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Caroline Lopez-Stewart AND Daniel Stewart

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/05/2025

Last Publication Date: 07/03/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-033882

Phone: (303)706-9990

Fax: (303)706-9994