







# Notices of Election and Demand Filed in Adams County

From April 02, 2026 Through April 02, 2026

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**Foreclosure Number:** A202681864

**NED Date:** 04/02/2026      **Reception #:** 2026000018381  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 07/21/2021      **Recording Date:** 07/27/2021      **Reception #:** 2021000088717  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14A, BLOCK 4, QUEBEC RIVERDALE SUBDIVISION AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 13013 Newport Street, Thornton, CO 80602

**Original Note Amt:** \$408,693.00      **LoanType:** VA      **Interest Rate:** 2.625  
**Current Amount:** \$369,739.18      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** John Flagg and Christina Flagg  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Lakeview Loan Servicing, LLC., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** John Flagg and Christina Flagg

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/11/2026  
**Last Publication Date:** 07/09/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-26-1049880-JH      **Phone:** (877)369-6122      **Fax:** (186)689-47369

**Foreclosure Number:** A202681865

**NED Date:** 04/02/2026      **Reception #:** 2026000018383  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 03/22/2024      **Recording Date:** 03/26/2024      **Reception #:** 2024000015476  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 7, BUFFALO HIGHLANDS FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9196 RIFLE ST, COMMERCE CITY, CO 80022-9166

**Original Note Amt:** \$608,455.00      **LoanType:** FHA      **Interest Rate:** 4.875  
**Current Amount:** \$597,699.91      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES  
**Current Owner:** LUIS GUZMAN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR KIND LENDING, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** LUIS GUZMAN

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/11/2026  
**Last Publication Date:** 07/09/2026

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48262146      **Phone:** (877)353-2146 X1017      **Fax:**

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**Foreclosure Number:** A202681866

**NED Date:** 04/02/2026      **Reception #:** 2026000018384  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 01/18/2023      **Recording Date:** 01/19/2023      **Reception #:** 2023000003636  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 7, Reunion Filing No. 26, County of Adams, State of Colorado.

**Address:** 18019 E 108th Pl, Commerce City, CO 80022

**Original Note Amt:** \$470,400.00      **LoanType:** Unknown      **Interest Rate:** 7.250  
**Current Amount:** \$457,964.92      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Select Portfolio Servicing, Inc.  
**Current Owner:** Francisco J. Torres Acosta  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Plum Creek Funding, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Francisco J. Torres Acosta

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/11/2026  
**Last Publication Date:** 07/09/2026

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

**Attorney File Number:** CO26235      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202681867

**NED Date:** 04/02/2026      **Reception #:** 2026000018373  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 05/20/2020      **Recording Date:** 05/22/2020      **Reception #:** 2020000046574  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** THE SOUTH 36.33 FEET OF BLOCK 10, BEING ALL OF BLOCK 10, EXCEPTING THE NORTH 351.67 FEET OF SAID BLOCK 10, NORTH GLENN-TWENTY FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11641 Grant St, Northglenn, CO 80233

**Original Note Amt:** \$275,488.00      **LoanType:** FHA      **Interest Rate:** 3.5  
**Current Amount:** \$238,519.37      **As Of:** 11/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Hossam Soliman  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF ENGLAND, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Hossam Soliman

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/11/2026  
**Last Publication Date:** 07/09/2026

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

**Attorney File Number:** 24-033273      **Phone:** (303)706-9990      **Fax:** (303)706-9994



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**Foreclosure Number:** A202681870

**NED Date:** 04/02/2026      **Reception #:** 2026000018385  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 09/18/2025      **Recording Date:** 09/19/2025      **Reception #:** 2025000054650  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 17 AND SOUTH 40 FEET OF LOT 16, BLOCK 5, GRANDVIEW ADDITION TO STRASBURG, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1686 MAIN STREET, Strasburg, CO 80136

**Original Note Amt:** \$100,000.00      **LoanType:** Business Purpose Loan      **Interest Rate:** 24  
**Current Amount:** \$100,000.00      **As Of:** 12/18/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** REM DEVELOPERS, LLC  
**Current Owner:** TERRANCE OWEN HAY AND CYNTHIA HAY  
**Grantee (Lender On Deed of Trust):** REM DEVELOPERS, LLC  
**Grantor (Borrower On Deed of Trust):** TERRANCE OWEN HAY AND CYNTHIA HAY

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 06/12/2026  
**Last Publication Date:** 07/10/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 26-037085      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202681871

**NED Date:** 04/02/2026      **Reception #:** 2026000018370  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 11/16/2015      **Recording Date:** 11/24/2015      **Reception #:** 2015000098763  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 16, ASH MEADOWS AT SAGE CREEK SUBDIVISION, FILING NO. 1, AMENDMENT NO. 2, RECORDED ON JULY 26, 2010 AT RECEPTION NO. 2010000049306, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 12764 Leyden Street #C, Thornton, CO 80602

**Original Note Amt:** \$298,385.00      **LoanType:** FHA      **Interest Rate:** 4.000  
**Current Amount:** \$311,359.52      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** Donna M. Santanastaso  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Plaza Home Mortgage Inc., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Donna M. Santanastaso

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/11/2026  
**Last Publication Date:** 07/09/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-26-1050158-JH      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202681872

**NED Date:** 04/02/2026      **Reception #:** 2026000018371  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 06/10/2022      **Recording Date:** 06/14/2022      **Reception #:** 2022000051825  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 33, BLOCK 1, PARKRIDGE VILLAGES SUBDIVISION, FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

\*As corrected by RE: Scrivener's Error Affidavit recorded on 3/12/2026 at Reception No. 2026000013312

**Address:** 13343 Birch Circle, Thornton, CO 80241

**Original Note Amt:** \$481,124.00      **LoanType:** FHA      **Interest Rate:** 5.13  
**Current Amount:** \$459,848.73      **As Of:** 07/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Rocket Mortgage, LLC  
**Current Owner:** Aaron Michael Ross and Cecillie Faye Rivers  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for The Mortgage Company, it's successors and assigns  
**Grantor (Borrower On Deed of Trust)** Aaron Michael Ross and Cecillie Faye Rivers

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/11/2026  
**Last Publication Date:** 07/09/2026

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

**Attorney File Number:** 26CO00015-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202681873

**NED Date:** 04/02/2026      **Reception #:** 2026000018374  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 05/27/2020      **Recording Date:** 05/28/2020      **Reception #:** 2020000048173  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 2, Block 1, Brighton East Horizons, County of Adams, State of Colorado.

**Address:** 16688 Telluride St, Brighton, CO 80601

**Original Note Amt:** \$472,500.00      **LoanType:** FNMA      **Interest Rate:** 3.99  
**Current Amount:** \$426,172.61      **As Of:** 07/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Juan Carlos Arambula Cruz  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for HOME POINT FINANCIAL CORPORATION  
**Grantor (Borrower On Deed of Trust)** Juan Carlos Arambula Cruz

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/11/2026  
**Last Publication Date:** 07/09/2026

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

**Attorney File Number:** 25CO00720-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

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**Foreclosure Number:** A202681874

**NED Date:** 04/02/2026      **Reception #:** 2026000018372  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 07/18/2022      **Recording Date:** 07/19/2022      **Reception #:** 2022000061947  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 57, RESUBDIVISION OF PART OF BLOCKS 57-58-62 AND 69 NORTH GLENN - FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11189 Melody Drive, Northglenn, CO 80234

**Original Note Amt:** \$613,679.00      **LoanType:** FHA      **Interest Rate:** 5.750  
**Current Amount:** \$591,909.71      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC  
**Current Owner:** Cesar Delgado  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Open Mortgage, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Cesar Delgado

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/11/2026  
**Last Publication Date:** 07/09/2026

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

**Attorney File Number:** CO26819      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** A202681875

**NED Date:** 04/02/2026      **Reception #:** 2026000018518  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 09/27/2023      **Recording Date:** 10/19/2023      **Reception #:** 2023000059293  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Please see attached Exhibit A.

**Address:** 3061 W 92nd Ave Unit 6D, Westminster, CO 80031-2771

**Original Note Amt:** \$338,751.00      **LoanType:** FHA      **Interest Rate:** 7.250  
**Current Amount:** \$331,947.97      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC  
**Current Owner:** Luis Flores and William W Nicholson and Stephanie Gonzalez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for PrimeLending, a PlainsCapital Company, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Luis Flores and William W Nicholson and Stephanie Gonzalez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/11/2026  
**Last Publication Date:** 07/09/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-26-1049151-JH      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202681876

**NED Date:** 04/02/2026      **Reception #:** 2026000018519  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 12/30/2022      **Recording Date:** 01/06/2023      **Reception #:** 2023000000945  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOTS 15 AND 16, BLOCK 19, WALNUT GROVE ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 360 South 3rd Avenue, Brighton, CO 80601

**Original Note Amt:** \$368,207.00      **LoanType:** FHA      **Interest Rate:** 6.875  
**Current Amount:** \$350,868.57      **As Of:** 11/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Gardenhire, Dallas, Storms, Kirsten, Keri  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND  
ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Kirsten Keri Storms AND Dallas Gardenhire

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/11/2026  
**Last Publication Date:** 07/09/2026

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

**Attorney File Number:** 24-032020      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202681877

**NED Date:** 04/02/2026      **Reception #:** 2026000018625  
**Original Sale Date:** 08/05/2026  
**Deed of Trust Date:** 04/23/2019      **Recording Date:** 04/24/2019      **Reception #:** 2019000030131  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 30, BLOCK 10, BRIGHTON CROSSING FILING NO 2, 3RD AMENDMENT, COUNTY OF ADAMS, STATE OF  
COLORADO

**Address:** 795 Lilac Ct, Brighton, CO 80601-6613

**Original Note Amt:** \$561,002.00      **LoanType:** Unknown      **Interest Rate:** 4.875  
**Current Amount:** \$497,509.28      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SELENE FINANCE, LP  
**Current Owner:** Corinne Vanosdoll and Chadd Vanosdoll  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Jet Homeloans, LLC, Its  
Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Corinne Vanosdoll and Chadd Vanosdoll

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 06/11/2026  
**Last Publication Date:** 07/09/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-26-1047947-JH      **Phone:** (877)369-6122      **Fax:** (186)689-47369

# *Notices of Election and Demand Filed in Adams County*

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