

Notices of Election and Demand Filed in Adams County

From April 03, 2026 Through April 07, 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: A202681878

NED Date: 04/03/2026 **Reception #:** 2026000018808
Original Sale Date: 08/05/2026
Deed of Trust Date: 07/11/2005 **Recording Date:** 07/19/2005 **Reception #:** 20050719000761960
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 52, PERL-MACK MANOR EIGHTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1881 W 79th Way, Denver, CO 80221

Original Note Amt: \$144,000.00 **LoanType:** Unknown **Interest Rate:** 7.300
Current Amount: \$41,091.54 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL3, Asset-Backed Certificates, Series 2005-WL3
Current Owner: La Chata Family Living Trust dated April 25, 2019
Grantee (Lender On Deed of Trust): Long Beach Mortgage Company
Grantor (Borrower On Deed of Trust): Adilia Mejia

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: CO26459 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202681879

NED Date: 04/03/2026 **Reception #:** 2026000018810
Original Sale Date: 08/05/2026
Deed of Trust Date: 05/10/2024 **Recording Date:** 05/21/2024 **Reception #:** 2024000027087
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 20B, SHAW HEIGHTS SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8440 Mason Cir, Westminster, CO 80031-3608

Original Note Amt: \$116,328.00 **LoanType:** Unknown **Interest Rate:** 9.690
Current Amount: \$114,172.27 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Sooper Credit Union d/b/a Climb Credit Union
Current Owner: Kristelle Males and Richard Males
Grantee (Lender On Deed of Trust): Sooper Credit Union
Grantor (Borrower On Deed of Trust): Kristelle Males and Richard Males

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

Attorney for Beneficiary: HOLST & TEHRANI, LLP
Attorney File Number: 81879 **Phone:** (303)772-6666 **Fax:** (303)772-2822

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Foreclosure Number: A202681882

NED Date: 04/03/2026

Reception #: 2026000018905

Original Sale Date: 08/05/2026

Deed of Trust Date: 11/07/2017

Recording Date: 11/15/2017

Reception #: 2017000101029

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 15254 EAST 16Th DRIVE, AURORA, CO 80011

Original Note Amt: \$305,900.00

LoanType: Unknown

Interest Rate: 4.125

Current Amount: \$261,114.47

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): New American Funding, LLC

Current Owner: PETER CORRIDON AND MAJA CORRIDON

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) PETER CORRIDON AND MAJA CORRIDON

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: 21-025727

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202681883

NED Date: 04/03/2026

Reception #: 2026000018931

Original Sale Date: 11/18/2026

Deed of Trust Date: 06/27/2024

Recording Date: 07/02/2024

Reception #: 2024000035743

Re-Recording Date

Re-Recorded #:

Legal: A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SITUATED ON THE WEST LINE OF SAID SOUTHEAST QUARTER, FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 29 BEARS NORTH 00 DEGREES 27 MINUTES 26 SECONDS WEST A DISTANCE OF 3540.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 03 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29 A DISTANCE OF 2611.05 FEET TO THE WEST LINE OF QUAIL RUN ROAD; THENCE SOUTH 00 DEGREES 07 MINUTES 08 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE THAT IS 40 FEET WEST AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 585.20 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 03 SECONDS WEST A DISTANCE OF 2607.59 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 29; THENCE NORTH 00 DEGREES 27 MINUTES 26 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 585.22 FEET TO THE POINT OF BEGINNING.

Address: 8231 Quail Run Road, Watkins, CO 80137

Original Note Amt: \$1,500,000.00

LoanType: Unknown

Interest Rate: 9.99

Current Amount: \$1,486,372.34

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Doug Anglin
Current Owner:	Shawn Horman
Grantee (Lender On Deed of Trust):	Doug Anglin
Grantor (Borrower On Deed of Trust)	Shawn Horman

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 09/25/2026

Last Publication Date: 10/23/2026

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 17807.0001

Phone: (303)623-4806

Fax: (303)623-0552

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Foreclosure Number: A202681884

NED Date: 04/06/2026 **Reception #:** 2026000019013
Original Sale Date: 08/05/2026
Deed of Trust Date: 03/09/2017 **Recording Date:** 03/16/2017 **Reception #:** 2017000023425
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 1, WOLF CREEK RUN FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3035 Quarterland St, Strasburg, CO 80136-7422

Original Note Amt: \$172,975.00 **LoanType:** FHA **Interest Rate:** 4.250
Current Amount: \$159,314.70 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Christopher Garcia
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Christopher Garcia

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

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO22140 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202681885

NED Date: 04/06/2026 **Reception #:** 2026000019015
Original Sale Date: 08/05/2026
Deed of Trust Date: 08/18/2022 **Recording Date:** 08/23/2022 **Reception #:** 2022000071046
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 13, BELLE CREEK SUBDIVISION FILING 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10712 DAYTON WAY, COMMERCE CITY, CO 80640-7523

Original Note Amt: \$437,525.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$428,455.42 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: LUCAS C. SAURINI AND GARY DWAYNE MCLAUGHLIN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC
Grantor (Borrower On Deed of Trust): LUCAS C. SAURINI AND GARY DWAYNE MCLAUGHLIN

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

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010777365 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202681892

NED Date: 04/07/2026 **Reception #:** 2026000019453
Original Sale Date: 08/05/2026
Deed of Trust Date: 03/28/2018 **Recording Date:** 03/30/2018 **Reception #:** 2018000025781
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED EXHIBIT A

Address: 5900 Federal Blvd, Denver, CO 80221

Original Note Amt: \$400,000.00 **LoanType:** Unknown **Interest Rate:** 5
Current Amount: \$209,241.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Brittany Jo Cunningham
Current Owner: Edward Holdcroft
Grantee (Lender On Deed of Trust): John Cunningham
Grantor (Borrower On Deed of Trust): Edward Holdcroft

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

Attorney for Beneficiary: Prescott, Rodriguez, Ostrander, Wallshein & Taylor, P.C.

Attorney File Number: 81892 **Phone:** (303)779-0200 **Fax:**

Foreclosure Number: A202681893

NED Date: 04/07/2026 **Reception #:** 2026000019443
Original Sale Date: 08/05/2026
Deed of Trust Date: 09/09/2021 **Recording Date:** 09/28/2021 **Reception #:** 2021000114333
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 9, BROMLEY PARK FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 131 Golden Eagle Parkway, Brighton, CO 80601-5311

Original Note Amt: \$446,758.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$409,789.68 **As Of:** 06/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jennifer K Kipp
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jennifer K Kipp

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: 23-030586 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681898

NED Date: 04/07/2026

Reception #: 2026000019631

Original Sale Date: 08/05/2026

Deed of Trust Date: 08/05/2025

Recording Date: 08/12/2025

Reception #: 2025000046558

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 8, SHERRELWOOD ESTATES FILING NO. 4 COUNTY OF ADAMS, STATE OF COLORADO

Address: 7620 Acoma Ct, Denver, CO 80221

Original Note Amt: \$350,000.00

LoanType: Unknown

Interest Rate: 16

Current Amount: \$350,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PAJ Fund I, LLC
Current Owner: 7620 Acoma Court LLC
Grantee (Lender On Deed of Trust): PAJ Fund I, LLC
Grantor (Borrower On Deed of Trust): 7620 Acoma Court LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 06/11/2026

Last Publication Date: 07/09/2026

Attorney for Beneficiary: Gantenbein Law Firm, LLC

Attorney File Number: 104FCL

Phone: (303)618-2122

Fax: