

Notices of Election and Demand Filed in Adams County

From April 16, 2026 Through April 16, 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: A202681913

NED Date: 04/16/2026 **Reception #:** 2026000021475
Original Sale Date: 08/19/2026
Deed of Trust Date: 09/07/2021 **Recording Date:** 09/10/2021 **Reception #:** 2021000107772
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 2, HOLLY CROSSING SUBDIVISION, FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12342 Newport Ct, Brighton, CO 80602

Original Note Amt: \$387,845.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$356,612.77 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Frank Cruz
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Plaza Home Mortgage Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Frank Cruz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/25/2026
Last Publication Date: 07/23/2026

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

Attorney File Number: CO26950 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202681914

NED Date: 04/16/2026 **Reception #:** 2026000021474
Original Sale Date: 08/19/2026
Deed of Trust Date: 06/15/2022 **Recording Date:** 06/22/2022 **Reception #:** 2022000054670
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 11, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL ID NUMBER: 0182124311003

Address: 4102 N Qatar Court, Aurora, CO 80019

Original Note Amt: \$469,339.00 **LoanType:** FHA **Interest Rate:** 5.5
Current Amount: \$455,188.17 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Anthony W Bell
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Anthony W Bell

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/25/2026
Last Publication Date: 07/23/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-037501 **Phone:** (303)706-9990 **Fax:** (303)706-9994