

Notices of Election and Demand Filed in Adams County

From April 23, 2026 Through April 23, 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: A202681922

NED Date: 04/23/2026 **Reception #:** 2026000023049
Original Sale Date: 08/26/2026
Deed of Trust Date: 10/19/2018 **Recording Date:** 10/24/2018 **Reception #:** 2018000086224
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 2, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0181534202024

Address: 47405 Lily Ave, Bennett, CO 80102

Original Note Amt: \$352,790.00 **LoanType:** FHA **Interest Rate:** 7.125
Current Amount: \$290,616.64 **As Of:** 12/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ellen Johnson
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CROSSCOUNTRY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Ellen Johnson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/02/2026
Last Publication Date: 07/30/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 19-023132 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681923

NED Date: 04/23/2026 **Reception #:** 2026000023047
Original Sale Date: 08/26/2026
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: \$358,392.23 **As Of:** 12/01/2025 **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:** 07/02/2026
Last Publication Date: 07/30/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-034428 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681924

NED Date: 04/23/2026 **Reception #:** 2026000023048
Original Sale Date: 08/26/2026
Deed of Trust Date: 05/19/2021 **Recording Date:** 05/19/2021 **Reception #:** 2021000061289
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 4, HIGH POINT AT DIA SUBDIVISION FILING NO. 8, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6070 North Gibraltar Court, Aurora, CO 80019

Original Note Amt: \$463,927.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$420,243.95 **As Of:** 11/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: John Langbata
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): John Langbata

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/02/2026
Last Publication Date: 07/30/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 26-037302 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681925

NED Date: 04/23/2026 **Reception #:** 2026000023051
Original Sale Date: 08/26/2026
Deed of Trust Date: 09/30/2022 **Recording Date:** 10/05/2022 **Reception #:** 2022000081692
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 213, FIRESIDE CONDOMINIUMS, A CONDOMINIUM IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED ON JANUARY 18, 1980 IN BOOK 2423 AT PAGE 839, AND THE CONDOMINIUM MAP RECORDED ON JUNE 27, 1980, UNDER RECEPTION NO. B271646, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8330 Zuni St Apt 213, Denver, CO 80221

Original Note Amt: \$228,000.00 **LoanType:** Unknown **Interest Rate:** 5.875
Current Amount: \$219,148.81 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): KeyBank, N.A.
Current Owner: Alexis Alvarado
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for KeyBank National Association, its successors and assigns
Grantor (Borrower On Deed of Trust): Alexis Alvarado

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/02/2026
Last Publication Date: 07/30/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO26517 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202681926

NED Date: 04/23/2026

Reception #: 2026000023057

Original Sale Date: 08/26/2026

Deed of Trust Date: 11/15/2019

Recording Date: 11/19/2019

Reception #: 2019000100587

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 33, NORTH GLENN, TWENTY-FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0171902311006

Address: 11450 Clarkson Street, Northglenn, CO 80233

Original Note Amt: \$368,207.00

LoanType: FHA

Interest Rate: 7.125

Current Amount: \$317,689.07

As Of: 12/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Anthony Dean Deherrera AND Shantel Padilla
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)	Anthony Dean Deherrera AND Shantel Padilla

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

Last Publication Date: 07/30/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034430

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