

Notices of Election and Demand Filed in Adams County

From April 28, 2026 Through May 05, 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: A202681931

NED Date: 04/28/2026 **Reception #:** 2026000024010
Original Sale Date: 08/26/2026
Deed of Trust Date: 01/05/2018 **Recording Date:** 01/08/2018 **Reception #:** 2018000002223
Re-Recording Date **Re-Recorded #:**

Legal: Lot 1, Block 81, Morris Heights Filing No. 7, County of Adams, State of Colorado.

Address: 3196 Zion St, Aurora, CO 80011-2208

Original Note Amt: \$294,566.00 **LoanType:** Unknown **Interest Rate:** 5.000
Current Amount: \$253,028.60 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC
Current Owner: Sylvia Williams and Marcus Cosby
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Caliber Home Loans, mc, its successors and assigns
Grantor (Borrower On Deed of Trust) Sylvia Williams and Marcus Cosby

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: CO27030 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202681932

NED Date: 04/28/2026 **Reception #:** 2026000024008
Original Sale Date: 08/26/2026
Deed of Trust Date: 03/16/2023 **Recording Date:** 03/17/2023 **Reception #:** 2023000014330
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 23, LINDEN FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12951 E 108TH WAY, COMMERCE CITY, CO 80022-6233

Original Note Amt: \$447,700.00 **LoanType:** FHA **Interest Rate:** 5.050
Current Amount: \$430,054.84 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC
Current Owner: SHANE REIVER AND STEPHANIE DENISE PEREZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEWREZ LLC
Grantor (Borrower On Deed of Trust) SHANE REIVER AND STEPHANIE DENISE PEREZ

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

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010792323 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202681933

NED Date: 04/28/2026 **Reception #:** 2026000024025
Original Sale Date: 08/26/2026
Deed of Trust Date: 01/22/2021 **Recording Date:** 01/29/2021 **Reception #:** 2021000011107
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, BLOCK 4, NORTH CREEK FARMS SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.
ASSESSOR PARCEL NUMBER(S): 0157302102010

Address: 16506 LAFAYETTE ST, THORNTON, CO 80602

Original Note Amt: \$426,154.00 **LoanType:** VA **Interest Rate:** 2.375
Current Amount: \$460,214.80 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: NATHAN DAVID SPRUCE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PLANET HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) NATHAN DAVID SPRUCE

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: 22-028977 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681934

NED Date: 04/28/2026 **Reception #:** 2026000024022
Original Sale Date: 08/26/2026
Deed of Trust Date: 08/30/2024 **Recording Date:** 09/03/2024 **Reception #:** 2024000047969
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 6, WOLF CREEK RUN WEST FILING NO. 1, RECORDED OCTOBER 8, 2020 AS RECEPTION NO.
2020000102832, IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, COUNTY OF
ADAMS, STATE OF COLORADO.

Address: 2915 Oxley St, Strasburg, CO 80136

Original Note Amt: \$510,571.00 **LoanType:** FHA **Interest Rate:** 6.75
Current Amount: \$504,104.89 **As Of:** 12/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ana Karen Vidales Hernandez AND Ivan Ponce
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR JET
HOMELoANS, LP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Ana Karen Vidales Hernandez AND Ivan Ponce

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: 26-037524 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681939

NED Date: 04/28/2026 **Reception #:** 2026000024140
Original Sale Date: 08/26/2026
Deed of Trust Date: 08/22/2005 **Recording Date:** 10/17/2005 **Reception #:** 20051017001140580
Re-Recording Date **Re-Recorded #:**

Legal: LOT 29 AND 30, BLOCK 30, WALNUT GROVE SECOND ADDITION AND RESUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 585 E Southern Street, Brighton, CO 80601

Original Note Amt: \$390,000.00 **LoanType:** Unknown **Interest Rate:** 5.4000
Current Amount: \$392,223.64 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner
Trustee for Cascade Funding Mortgage Trust HB15
Current Owner: Bernadine M. Ventura, Linda Joan Ventura Hermann and Kay Ann Grubb
Grantee (Lender On Deed of Trust): Financial Freedom Senior Funding Corporation, a Subsidiary of Indy
Grantor (Borrower On Deed of Trust): Bernadine M. Ventura

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

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-26-1050963-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202681940

NED Date: 04/28/2026 **Reception #:** 2026000024139
Original Sale Date: 08/26/2026
Deed of Trust Date: 10/22/2021 **Recording Date:** 10/27/2021 **Reception #:** 2021000126731
Re-Recording Date **Re-Recorded #:**

Legal: QUEBEC HIGHLANDS FILING NO. 1, SECOND AMENDMENT RECORDED ON APRIL 2, 2007 AT RECEPTION NO. 2007000033323, IN THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO. PARCEL ID #LOT: 11 BLOCK: 2

Address: 8125 E 137TH DR, THORNTON, CO 80602-8126

Original Note Amt: \$347,000.00 **LoanType:** Unknown **Interest Rate:** 3.500
Current Amount: \$319,533.34 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: BENJAMIN MCDONALD AND MICHELLE MCDONALD
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): BENJAMIN MCDONALD AND MICHELLE MCDONALD

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

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010799955 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202681941

NED Date: 04/28/2026 **Reception #:** 2026000024296
Original Sale Date: 08/26/2026
Deed of Trust Date: 04/12/2019 **Recording Date:** 04/15/2019 **Reception #:** 2019000027549
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 4, STILLWATER SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11516 E 119th Pl, Commerce City, CO 80640

Original Note Amt: \$391,773.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$355,020.68 **As Of:** 12/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Mirza A Beg AND Saima Q Beg
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Mirza A Beg AND Saima Q Beg

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: 26-037608 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681942

NED Date: 04/28/2026 **Reception #:** 2026000024297
Original Sale Date: 08/26/2026
Deed of Trust Date: 10/26/2016 **Recording Date:** 10/31/2016 **Reception #:** 2016000093156
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 3, RESUBDIVISION OF LABCO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6190 SMALL DRIVE, Commerce City, CO 80022

Original Note Amt: \$282,783.00 **LoanType:** FHA **Interest Rate:** 7.125
Current Amount: \$266,426.04 **As Of:** 05/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: KLYSON ASUNCION
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
STEARNS LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) KLYSON ASUNCION

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: 26-037558 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681943

NED Date: 04/28/2026 **Reception #:** 2026000024348
Original Sale Date: 08/26/2026
Deed of Trust Date: 04/04/2023 **Recording Date:** 04/05/2023 **Reception #:** 2023000018318
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 13A, BLOCK 7, TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13376 Willow St, Thornton, CO 80602-8533

Original Note Amt: \$672,592.00 **LoanType:** FHA **Interest Rate:** 6.500
Current Amount: \$488,224.45 **As Of:** **Interest Type:** Fixed

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

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

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-26-1052430-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202681944

NED Date: 04/30/2026 **Reception #:** 2026000024667
Original Sale Date: 09/02/2026
Deed of Trust Date: 12/03/2019 **Recording Date:** 01/15/2020 **Reception #:** 2020000005083
Re-Recording Date: **Re-Recorded #:**

Legal: SITUATED IN THE COUNTY OF ADAMS AND STATE OF COLORADO: LOT 13, BLOCK 4, BRIGHTON CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5157 Chicory Cir, Brighton, CO 80601

Original Note Amt: \$60,000.00 **LoanType:** Unknown **Interest Rate:** 4.750
Current Amount: \$59,615.25 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): BMO Bank N.A.
Current Owner: Juan A. Rodriguez aka Juan Alberto Rodriguez Rodriguez and Estella M. Rodriguez aka Estella M. Rodriguez Rodriguez and Stella S. Ocana
Grantee (Lender On Deed of Trust): Bank of the West
Grantor (Borrower On Deed of Trust): Juan A. Rodriguez aka Juan Alberto Rodriguez Rodriguez and Estella M. Rodriguez aka Estella M. Rodriguez Rodriguez and Stella S. Ocana

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Messner Reeves LLP
Attorney File Number: 10058.0189/24-000128-04 **Phone:** (303)623-4806 **Fax:** (303)623-0552

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Foreclosure Number: A202681945

NED Date: 04/30/2026 **Reception #:** 2026000024668
Original Sale Date: 09/02/2026
Deed of Trust Date: 03/06/2023 **Recording Date:** 03/06/2023 **Reception #:** 2023000011776
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, GOODMAN EAST SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5350 Primrose Lane, Denver, CO 80221

Original Note Amt: \$402,550.00 **LoanType:** Unknown **Interest Rate:** 6.500
Current Amount: \$390,730.23 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): MegaStar Financial Corp.
Current Owner: Elizabeth Grace Jordan and Thomas Raymond Michel Germe
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for MegaStar Financial Corp, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Elizabeth Grace Jordan and Thomas Raymond Michel Germe

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-26-1052425-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202681946

NED Date: 05/05/2026 **Reception #:** 2026000025962
Original Sale Date: 09/02/2026
Deed of Trust Date: 11/24/2020 **Recording Date:** 12/04/2020 **Reception #:** 2020000126748
Re-Recording Date **Re-Recorded #:**

Legal: Lot 6, Block 2, Todd Creek Farms, Filing No. 3, County of Adams, State of Colorado.

Address: 10060 E 155th Pl, Brighton, CO 80602

Original Note Amt: \$458,948.00 **LoanType:** VA **Interest Rate:** 2.250
Current Amount: \$400,793.88 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: James McCulley and Susan K. Harris
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Advance Mortgage & Investment Company, LLC its successors and assigns
Grantor (Borrower On Deed of Trust) James McCulley and Susan K. Harris aka Susan K. McCulley

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO27005 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202681949

NED Date: 05/05/2026 **Reception #:** 2026000025973
Original Sale Date: 09/02/2026
Deed of Trust Date: 01/05/2023 **Recording Date:** 01/09/2023 **Reception #:** 2023000001104
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 40, BLOCK 1, SUNSET RIDGE, FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3765 W 95TH AVE, WESTMINSTER, CO 80031-3167

Original Note Amt: \$479,161.00 **LoanType:** FHA **Interest Rate:** 6.750
Current Amount: \$466,688.14 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC
Current Owner: GORDON WAYNE WEIR AND MISTIE PRUITT AND ALAN WEIR
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
NEWREZ LLC
Grantor (Borrower On Deed of Trust) GORDON WAYNE WEIR AND MISTIE PRUITT AND ALAN WEIR

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010803955 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202681950

NED Date: 05/05/2026 **Reception #:** 2026000025985
Original Sale Date: 09/02/2026
Deed of Trust Date: 03/23/2024 **Recording Date:** 03/28/2024 **Reception #:** 2024000015979
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 1, LEGACY RIDGE WEST - FILING NO. 7, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0171907304008

Address: 5130 W 107TH CT, Westminster, CO 80031

Original Note Amt: \$738,908.00 **LoanType:** FHA **Interest Rate:** 7.5
Current Amount: \$728,649.31 **As Of:** 09/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: ERIC J HUMPHREY AND NAOMI MATHIS-HUMPHREY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR US
MORTGAGES, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) ERIC J HUMPHREY AND NAOMI MATHIS-HUMPHREY

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/09/2026
Last Publication Date: 08/06/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 26-037638 **Phone:** (303)706-9990 **Fax:** (303)706-9994