

Notices of Election and Demand Filed in Adams County

From May 07, 2026 Through May 12, 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: A202681959

NED Date: 05/07/2026 **Reception #:** 2026000026418
Original Sale Date: 09/02/2026
Deed of Trust Date: 11/05/2021 **Recording Date:** 11/09/2021 **Reception #:** 2021000131422
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 20, BLOCK 4, BLACKSTONE RANCH FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 56259 E 23rd Place, Strasburg, CO 80136

Original Note Amt: \$456,498.00 **LoanType:** Unknown **Interest Rate:** 3.250
Current Amount: \$418,214.11 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Alonso Rios Cervera and Ivan Cancino
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Elevations Credit Union., its successors and assigns
Grantor (Borrower On Deed of Trust): Alonso Rios Cervera and Ivan Cancino

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: CO26952 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202681960

NED Date: 05/07/2026 **Reception #:** 2026000026456
Original Sale Date: 09/02/2026
Deed of Trust Date: 05/20/2024 **Recording Date:** 05/22/2024 **Reception #:** 2024000027384
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 10, FINAL PLAT OF RIDGELINE VISTA, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6102 SUGARLOAF ST, Brighton, CO 80601-4692

Original Note Amt: \$540,027.00 **LoanType:** FHA **Interest Rate:** 5.625
Current Amount: \$529,825.51 **As Of:** 12/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: ANA L RIOS BANUELOS AND JUAN GONZALEZ MARTINEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR KIND LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): ANA L RIOS BANUELOS

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: 26-037647 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681963

NED Date: 05/12/2026 **Reception #:** 2026000027104
Original Sale Date: 09/02/2026
Deed of Trust Date: 08/08/2016 **Recording Date:** 08/10/2016 **Reception #:** 2016000065393
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 4, SINGLETREE AT D.I.A. SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 19815 E 59th Drive, Aurora, CO 80019

Original Note Amt: \$321,000.00 **LoanType:** Unknown **Interest Rate:** 3.750
Current Amount: \$278,420.20 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PNC BANK, NATIONAL ASSOCIATION
Current Owner: Abiyu Aserese
Grantee (Lender On Deed of Trust): Compass Bank
Grantor (Borrower On Deed of Trust): Abiyu Aserese, a single man

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

Attorney for Beneficiary: The Sayer Law Group, P.C.
Attorney File Number: CO260008 **Phone:** (319)234-2530 **Fax:** (319)232-6341

Foreclosure Number: A202681964

NED Date: 05/12/2026 **Reception #:** 2026000027103
Original Sale Date: 09/02/2026
Deed of Trust Date: 01/31/2024 **Recording Date:** 02/08/2024 **Reception #:** 2024000006578
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 15, BLOCK 2, FOX RUN SUBDIVISION FILING NO. 10A, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2695 E 109TH Ave, Northglenn, CO 80233

Original Note Amt: \$596,000.00 **LoanType:** VA **Interest Rate:** 6
Current Amount: \$589,931.51 **As Of:** 02/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): Village Capital & Investment LLC
Current Owner: Debra Mae Johnson and Robert Lanier Johnson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Credence Funding Corporation
Grantor (Borrower On Deed of Trust): Debra Mae Johnson and Robert Lanier Johnson

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

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 25CO00758-1 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202681967

NED Date: 05/12/2026 **Reception #:** 2026000027203
Original Sale Date: 09/02/2026
Deed of Trust Date: 08/16/2021 **Recording Date:** 08/17/2021 **Reception #:** 2021000098044
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171927114046

Address: 8751 Pearl Street J-3, Thornton, CO 80229

Original Note Amt: \$329,800.00 **LoanType:** Conventional **Interest Rate:** 3.125
Current Amount: \$300,889.90 **As Of:** 11/01/2025 **Interest Type:** Fixed

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

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: 26-037320 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681968

NED Date: 05/12/2026 **Reception #:** 2026000027212
Original Sale Date: 09/02/2026
Deed of Trust Date: 06/15/2022 **Recording Date:** 06/16/2022 **Reception #:** 2022000053471
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 41, PERL-MACK MANOR, SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 1719-33-2-14-012

Address: 7740 TEJON STREET, DENVER, CO 80221

Original Note Amt: \$500,762.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: \$471,324.55 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION
Current Owner: JOSEPH A. SELAM
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.
Grantor (Borrower On Deed of Trust) JOSEPH A. SELAM

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: 00000010759306 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202681969

NED Date: 05/12/2026

Reception #: 2026000027213

Original Sale Date: 09/02/2026

Deed of Trust Date: 05/06/2020

Recording Date: 05/07/2020

Reception #: 2020000041887

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 11. BUFFALO HIGHLANDS FILING NO. 2. COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9307 Richfield Street, Commerce City, CO 80022

Original Note Amt: \$529,914.00

LoanType: VA

Interest Rate: 3.000

Current Amount: \$387,677.02

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): loanDepot.com, LLC

Current Owner: Inderpal Singh and Sandra Isabel Garcia Sanchez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for
loanDepot.com, LLC, its successors and assigns

Grantor (Borrower On Deed of Trust) Inderpal Singh and Sandra Isabel Garcia Sanchez

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: CO25473

Phone: (303)274-0155

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