

# Notices of Election and Demand Filed in Adams County

From May 14, 2026 Through May 19, 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:** A202581196 **Restarted**

**NED Date:** 05/19/2026 **Reception #:** 2026000028732  
**Original Sale Date:** 09/16/2026  
**Deed of Trust Date:** 11/15/2022 **Recording Date:** 11/17/2022 **Reception #:** 2022000091880  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS:

LOT NINETEEN (19), BLOCK TWO (2), VALENTE'S SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID/SCHEDULE NO: 0171931119002 R0063877

**Address:** 7784 Raleigh Street, Westminster, CO 80030

**Original Note Amt:** \$377,044.00 **LoanType:** FHA **Interest Rate:** 6.75  
**Current Amount:** \$297,166.93 **As Of:** 06/01/2024 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** George Jovian Hernandez  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** George Jovian Hernandez

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/23/2026  
**Last Publication Date:** 08/20/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 25-034938 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** A202681970

**NED Date:** 05/14/2026 **Reception #:** 2026000027782  
**Original Sale Date:** 09/16/2026  
**Deed of Trust Date:** 07/25/2003 **Recording Date:** 08/18/2003 **Reception #:** C1194647  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOTS 3 AND 4, BLOCK 162, OMIICH'S SUBDIVISION OF BLOCKS 135, 136, 161, 162, 163, BOSTON HEIGHTS SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

\*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S.38-35-109(5) recorded in the records of Adams County, Colorado, on 3/13/2023 at Reception No. 2023000013160 to correct the legal description.

**Address:** 2080 Ironton Street, Aurora, CO 80010

**Original Note Amt:** \$80,487.00 **LoanType:** FHA **Interest Rate:** 5.50000  
**Current Amount:** \$43,572.39 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Bank, National Association  
**Current Owner:** Robert Lee Epperson and Yvonne Grace Epperson  
**Grantee (Lender On Deed of Trust):** Rocky Mountain Mutual Mortgage, Inc.  
**Grantor (Borrower On Deed of Trust)** Robert Lee Epperson and Yvonne Grace Epperson

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/23/2026  
**Last Publication Date:** 08/20/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-26-1052221-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369



# Notices of Election and Demand Filed in Adams County

From May 14, 2026 Through May 19, 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:** A202681973

**NED Date:** 05/19/2026      **Reception #:** 2026000028614  
**Original Sale Date:** 09/16/2026  
**Deed of Trust Date:** 04/17/2021      **Recording Date:** 04/22/2021      **Reception #:** 2021000049447  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 3, TODD CREEK FARMS - FIFTH FILING, AND AS SHOWING IN AFFIDAVIT OF CORRECTION RECORDED JULY 25, 2000 ON BOOK 6197 AT PAGE 972, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9423 E 146TH AVE, BRIGHTON, CO 80602

**Original Note Amt:** \$596,850.00      **LoanType:**      **Interest Rate:**  
**Current Amount:** \$546,633.57      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MELLO MTG 2021-3  
**Current Owner:** ANDREW S. DUNCAN AND STACIE F. DUNCAN  
**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)** ANDREW S. DUNCAN AND STACIE F. DUNCAN

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/23/2026  
**Last Publication Date:** 08/20/2026

**Attorney for Beneficiary:** IDEA Law Group, LLC  
**Attorney File Number:** 48259525      **Phone:** (877)353-2146 X1017      **Fax:**

**Foreclosure Number:** A202681974

**NED Date:** 05/19/2026      **Reception #:** 2026000028602  
**Original Sale Date:** 09/16/2026  
**Deed of Trust Date:** 08/24/2021      **Recording Date:** 10/14/2021      **Reception #:** 2021000121345  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 1, Block 2, Woodbridge Station Filing No. 9, County of Adams, State of Colorado

**Address:** 5214 E 130th Ave, Thornton, CO 80241

**Original Note Amt:** \$331,300.00      **LoanType:** Unknown      **Interest Rate:** 3.990  
**Current Amount:** \$332,253.57      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** AmeriHome Mortgage Company, LLC  
**Current Owner:** Jennifer Robin Kayl  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AmeriHome Mortgage Company, LLC., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Jennifer Robin Kayl

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/23/2026  
**Last Publication Date:** 08/20/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.  
**Attorney File Number:** CO27048      **Phone:** (303)274-0155      **Fax:** (303)274-0159



# Notices of Election and Demand Filed in Adams County

From May 14, 2026 Through May 19, 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:** A202681977

**NED Date:** 05/19/2026      **Reception #:** 2026000028671  
**Original Sale Date:** 09/16/2026  
**Deed of Trust Date:** 10/19/2021      **Recording Date:** 10/26/2021      **Reception #:** 2021000125400  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 42, HUNTERS CHASE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 10147 Wyandott Cir N, Thornton, CO 80260-6394

**Original Note Amt:** \$505,672.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$462,100.26      **As Of:** 12/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Marina A Moreno AND Diego A Acevedo  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Marina A Moreno AND Diego A Acevedo

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/23/2026  
**Last Publication Date:** 08/20/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 26-037545      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202681978

**NED Date:** 05/19/2026      **Reception #:** 2026000028672  
**Original Sale Date:** 09/16/2026  
**Deed of Trust Date:** 09/01/2022      **Recording Date:** 09/07/2022      **Reception #:** 2022000075568  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT THIRTY-EIGHT (38), BLOCK THIRTY-TWO (32), NORTHGLENN TWENTY-FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 966 E 114th Pl, Northglenn, CO 80233

**Original Note Amt:** \$711,000.00      **LoanType:** FHA      **Interest Rate:** 6.875  
**Current Amount:** \$140,593.29      **As Of:** 01/01/1950      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** FINANCE OF AMERICA REVERSE LLC  
**Current Owner:** Maria Elena Davidson  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Maria Elena Davidson

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/23/2026  
**Last Publication Date:** 08/20/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 26-037652      **Phone:** (303)706-9990      **Fax:** (303)706-9994





