

# Notices of Election and Demand Filed in Adams County

From May 21, 2026 Through May 26, 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:** A202581534 **Restarted**

**NED Date:** 05/21/2026 **Reception #:** 2026000029153  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 09/23/2022 **Recording Date:** 09/27/2022 **Reception #:** 2022000080352  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 33, BLOCK 13, PAINTED PRAIRIE SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 6099 N. Liverpool Street, Aurora, CO 80019

**Original Note Amt:** \$472,807.00 **LoanType:** FHA **Interest Rate:** 5.365  
**Current Amount:** \$453,781.83 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** loanDepot.com, LLC  
**Current Owner:** Christiane Holmes AND Teena Marie Anderson  
**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)** Christiane Holmes

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.  
**Attorney File Number:** CO25630 **Phone:** (303)274-0155 **Fax:** (303)274-0159

**Foreclosure Number:** A202681985

**NED Date:** 05/21/2026 **Reception #:** 2026000029152  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 05/24/2007 **Recording Date:** 06/01/2007 **Reception #:** 2007000053620  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOTS 20 AND THE NORTH HALF OF LOT 21, BLOCK 3, MILLER'S SUBURB, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 420 North 6th Avenue, Brighton, CO 80601

**Original Note Amt:** \$117,600.00 **LoanType:** Unknown **Interest Rate:** 6.750  
**Current Amount:** \$84,990.99 **As Of:** **Interest Type:** Fixed

**Current Lender (Beneficiary):** Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-1  
**Current Owner:** Carl A Larson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Carl A Larson

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-26-1052224-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369



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**Foreclosure Number:** A202681988

**NED Date:** 05/21/2026

**Reception #:** 2026000029156

**Original Sale Date:** 09/23/2026

**Deed of Trust Date:** 08/18/2025

**Recording Date:** 08/18/2025

**Reception #:** 2025000047522

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 1, Wilcox Subdivision - Carr Estates, City of Westminster, County of Adams, State of Colorado

**Address:** 1200 West 144th Court, Westminster, CO 80023

**Original Note Amt:** \$40,000.00

**LoanType:** Unknown

**Interest Rate:** 10

**Current Amount:** \$40,000.00

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Shopneck Family Foundation

**Current Owner:** Rogelio Ramirez, Jr.

**Grantee (Lender On Deed of Trust):** Shopneck Family Foundation

**Grantor (Borrower On Deed of Trust):** Rogelio Ramirez, Jr.

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 07/30/2026

**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Foster Graham Milstein & Calisher LLP

**Attorney File Number:** 24253.0027

**Phone:** (303)333-9810

**Fax:** (303)333-9786

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**Foreclosure Number:** A202681989

**NED Date:** 05/26/2026

**Reception #:** 2026000029722

**Original Sale Date:** 09/23/2026

**Deed of Trust Date:** 01/05/2019

**Recording Date:** 01/10/2019

**Reception #:** 2019000002575\*\*

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** PARCEL 1: LOT 30, BLOCK 7, BELLE CREEK SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.  
PARCEL 2: A PERPETUAL NON-EXCLUSIVE EASEMENT AS CONTAINED IN EASEMENT AGREEMENT  
RECORDED MAY 9, 2003 AT RECEPTION NO. C1140893, MORE PARTICULARLY DESCRIBED AS LOT 30A,  
BLOCK 7, BELLE CREEK FILING NO. 2 EASEMENT GRANT RECORDED JULY 8, 2002 AT RECEPTION NO. C0993422, IN  
MAP BOOK F18 AT PAGE 731.

\*\*The Deed of Trust legal description was corrected by an Affidavit of Correction recorded on 5/12/2026 at Reception No.  
2026000027364, in the records of Adams County, State of Colorado.

**Address:** 10832 Dayton Way, Commerce City, CO 80640-7589

**Original Note Amt:** \$301,841.00

**LoanType:** Unknown

**Interest Rate:** 5.000

**Current Amount:** \$360,525.06

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Servbank, N.A.

**Current Owner:** Rhonda J. Fisher and Jeffrey B. Fisher

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American  
Financial Network, Inc., its successors and assigns

**Grantor (Borrower On Deed of Trust)** Rhonda J. Fisher and Jeffrey B. Fisher

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

**Last Publication Date:** 08/27/2026

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

**Attorney File Number:** CO26734

**Phone:** (303)274-0155

**Fax:** (303)274-0159

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From May 21, 2026 Through May 26, 2026

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**Foreclosure Number:** A202681990

**NED Date:** 05/26/2026      **Reception #:** 2026000029726  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 03/13/2000      **Recording Date:** 03/23/2000      **Reception #:** C0652562  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOTS 25 AND 26, BLOCK 1, JEFFERSON'S NORTH CAPITAL HILL SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 5501 KRAMERIA STREET, COMMERCE CITY, CO 80022

**Original Note Amt:** \$59,000.00      **LoanType:** Unknown      **Interest Rate:** 8.8750  
**Current Amount:** \$20,631.26      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2  
**Current Owner:** Y-ZER INVESTMENTS LLC  
**Grantee (Lender On Deed of Trust):** WMC MORTGAGE CORP.  
**Grantor (Borrower On Deed of Trust):** MANUEL C. HERNANDEZ

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010794352      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202681991

**NED Date:** 05/26/2026      **Reception #:** 2026000029732  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 09/20/2024      **Recording Date:** 09/23/2024      **Reception #:** 2024000052071  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PARCEL A:

THE WEST 307.50 FEET OF THE NORTH 82.50 FEET OF TRACT 10, EXCEPT THE WEST 20.00 FEET THEREOF, NORTH FEDERAL HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

THE SOUTH 82.50 FEET OF THE WEST HALF OF PLOT 10, EXCEPT THE WEST 20.00 FEET THEREOF, NORTH FEDERAL HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9378 Federal Blvd, Federal Heights, CO 80260

**Original Note Amt:** \$315,000.00      **LoanType:** Unknown      **Interest Rate:** 6.5  
**Current Amount:** \$315,000.00      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Cherfein Joint Venture, LLC  
**Current Owner:** The Torgerson Family Trust  
**Grantee (Lender On Deed of Trust):** Cherfein Joint Venture, LLC  
**Grantor (Borrower On Deed of Trust):** The Torgerson Family Trust

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Tiemeier & Stich, P.C.  
**Attorney File Number:** 81991      **Phone:** (303)531-0022      **Fax:**

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**Foreclosure Number:** A202681992

**NED Date:** 05/26/2026      **Reception #:** 2026000029730  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 08/22/2005      **Recording Date:** 10/17/2005      **Reception #:** 20050107001140580  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 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:** \$394,181.47      **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 V Ventura Grubb  
**Grantee (Lender On Deed of Trust):** Financial Freedom Senior Funding Corporation, a Subsidiary of Indy Mac Bank, F.S.B.  
**Grantor (Borrower On Deed of Trust)** Bernadine M. Ventura

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

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

**Foreclosure Number:** A202681993

**NED Date:** 05/26/2026      **Reception #:** 2026000029735  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 09/22/2017      **Recording Date:** 09/25/2017      **Reception #:** 2017000083553  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 29, BLOCK 1, FOX RUN SUBDIVISION, FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.  
APN #: 0171912003089

**Address:** 2796 East 107th Court, Northglenn, CO 80233

**Original Note Amt:** \$353,479.00      **LoanType:** FHA      **Interest Rate:** 7.125  
**Current Amount:** \$329,722.46      **As Of:** 01/01/2026      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Brian Duane Austin  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
PEOPLES NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Brian Duane Austin

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 22-027983      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202681994

**NED Date:** 05/26/2026      **Reception #:** 2026000029731  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 09/20/2019      **Recording Date:** 09/27/2019      **Reception #:** 2019000081615  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** CONDOMINIUM UNIT 26A, BUILDING 26, THE LAKES AT DUNES PARK, ACCORDING TO THE CONDOMINIUM MAP RECORDED ON JUNE 25, 2019 AT RECEPTION NO. 2019000049148 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUMS DECLARATION FOR THE LAKE OF THE DUNES PARK, RECORDED ON OCTOBER 17, 2001 AT RECEPTION NO. C0874352, IN SAID RECORDS, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11250 Florence Street Unit 26A, Commerce City, CO 80640

**Original Note Amt:** \$321,960.00      **LoanType:** FHA      **Interest Rate:** 4.375  
**Current Amount:** \$287,867.80      **As Of:** 07/01/2025      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Corey Clark  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PIVOT LENDING GROUP, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Corey Clark

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 26-037674      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** A202681995

**NED Date:** 05/26/2026      **Reception #:** 2026000029725  
**Original Sale Date:** 09/23/2026  
**Deed of Trust Date:** 03/29/2019      **Recording Date:** 04/01/2019      **Reception #:** 2019000023533  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 6, BLACKSTONE RANCH FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 2470 Adams Street, Strasburg, CO 80136

**Original Note Amt:** \$429,030.00      **LoanType:** VA      **Interest Rate:** 4.125  
**Current Amount:** \$508,902.21      **As Of:**      **Interest Type:** Fixed

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

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 07/30/2026  
**Last Publication Date:** 08/27/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-26-1053231-JH      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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