

Notices of Election and Demand Filed in Adams County

From May 28, 2026 Through June 02, 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: A202681998

NED Date: 06/02/2026 **Reception #:** 2026000031649
Original Sale Date: 09/23/2026
Deed of Trust Date: 03/13/2023 **Recording Date:** 03/21/2023 **Reception #:** 2023000014889
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 17, BLOCK 21, THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8941 Fir Dr, Thornton, CO 80229

Original Note Amt: \$425,157.00 **LoanType:** FHA **Interest Rate:** 6.25
Current Amount: \$411,149.68 **As Of:** 01/01/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ellis Pacheco AND Brieena Pablin
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): Ellis Pacheco AND Brieena Pablin

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: 25-034466 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681999

NED Date: 06/02/2026 **Reception #:** 2026000031658
Original Sale Date: 09/23/2026
Deed of Trust Date: 12/29/2023 **Recording Date:** 12/29/2023 **Reception #:** 2023000071741
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 34, BLOCK 4, TOWER GREEN/AURORA SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

*NOTARY CORRECTION AFFIDAVIT RECORDED ON 2/13/2024 AT RECEPTION NO. 2024000007460

Address: 19067 E Carmel Dr, Aurora, CO 80011

Original Note Amt: \$500,762.00 **LoanType:** FHA **Interest Rate:** 7.25
Current Amount: \$495,495.41 **As Of:** 03/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Leidy Sanchez AND Jazmir Ruiz Diaz
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Leidy Sanchez AND Jazmir Ruiz Diaz

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: 26-037804 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202682000

NED Date: 06/02/2026 **Reception #:** 2026000031659
Original Sale Date: 09/23/2026
Deed of Trust Date: 09/12/2006 **Recording Date:** 09/28/2006 **Reception #:** 20060928000979640
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 5, RIVER RUN SUBDIVISION, FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11407 Oswego Street, Henderson, CO 80640

Original Note Amt: \$224,000.00 **LoanType:** Unknown **Interest Rate:** 6.875
Current Amount: \$228,188.54 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2025-1 Participation Interest Trust
Current Owner: Souphalavanh Sisaengrat and Khamphew Thammavong
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for IndyMac Bank, F.S.B., a federally chartered savings bank Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Souphalavanh Sisaengrat and Khamphew Thammavong

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-26-1051554-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202682001

NED Date: 06/02/2026 **Reception #:** 2026000031650
Original Sale Date: 09/23/2026
Deed of Trust Date: 06/25/2024 **Recording Date:** 07/01/2024 **Reception #:** 2024000035626
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 27 AND 28, BLOCK 4, MILLER'S SUBURB, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 417 N 6th Ave, Brighton, CO 80601

Original Note Amt: \$415,000.00 **LoanType:** VA **Interest Rate:** 6.250
Current Amount: \$408,447.47 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Derek John Gage
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Derek John Gage

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-261051982-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202682004

NED Date: 06/02/2026

Reception #: 2026000031652

Original Sale Date: 09/23/2026

Deed of Trust Date: 02/28/2020

Recording Date: 03/02/2020

Reception #: 2020000019883

Re-Recording Date

Re-Recorded #:

Legal: Condominium Unit 203, in Condominium Building 2, together with the exclusive right to use Garage Space 2G-203, Fox Creek, according to the Condominium Map thereof recorded on December 10, 2001, at Reception No. C0898252 and the exclusive right to use Surface Parking Space 2P-203, Fox Creek, according to the Condominium Map thereof recorded on October 30, 2001 at Reception No. C0879025, in the Records of the Office of the Clerk and Recorder of the County of Adams, Colorado, and as defined and described in the Condominium Declaration for Fox Creek, recorded on October 30, 2001 at Reception NO. C0879024, in said Records, County of Adams, State of Colorado.

Address: 8968 Fox Dr. #2-203, Thornton, CO 80260-8825

Original Note Amt: \$257,050.00

LoanType: Unknown

Interest Rate: 3.500

Current Amount: \$233,539.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC

Current Owner: Michael Vondra

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

Grantor (Borrower On Deed of Trust) Michael Vondra

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: CO27140

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202682007

NED Date: 06/02/2026 **Reception #:** 2026000031661
Original Sale Date: 09/23/2026
Deed of Trust Date: 08/27/2019 **Recording Date:** 09/05/2019 **Reception #:** 2019000073460
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 1, CHERRYWOOD PARK SUBDIVISION FILING NO. 3, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13741 Elizabeth St, Thornton, CO 80602-7233

Original Note Amt: \$264,600.00 **LoanType:** Unknown **Interest Rate:** 4.050
Current Amount: \$232,002.65 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC dba Shellpoint Mortgage Servicing
Current Owner: Vincent L. Mazzuca
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Vincent L. Mazzuca and Nancy Herbstreith

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-26-1054720-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202682008

NED Date: 06/02/2026 **Reception #:** 2026000031655
Original Sale Date: 09/23/2026
Deed of Trust Date: 08/04/2023 **Recording Date:** 08/16/2023 **Reception #:** 2023000046855
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 13, SINGLETREE AT D.I.A. SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.
***as modified by the Modification Agreement dated August 5, 2025, and recorded October 7, 2025, at Reception No. 2025000058159, which increased the credit limit to \$81,876.43

Address: 19409 E. 58th Dr., Aurora, CO 80019

Original Note Amt: \$45,000.00 **LoanType:** Unknown **Interest Rate:** 12.440
Current Amount: \$81,848.53 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Sooper Credit Union d/b/a Climb Credit Union
Current Owner: Brian Crichlow
Grantee (Lender On Deed of Trust): Sooper Credit Union
Grantor (Borrower On Deed of Trust) Brian Crichlow

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

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 82008 **Phone:** (303)772-6666 **Fax:** (303)772-2822

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Foreclosure Number: A202682009

NED Date: 06/02/2026

Reception #: 2026000031662

Original Sale Date: 09/23/2026

Deed of Trust Date: 11/17/2023

Recording Date: 11/20/2023

Reception #: 2023000064941

Re-Recording Date: 11/22/2023

Re-Recorded #: 2023000065340

Legal: CONDOMINIUM UNIT 276, IN CONDOMINIUM BUILDING 4, PROSPECTOR'S POINT AMENDED, ADAMS COUNTY, COLORADO, ACCORDING TO THE CONDOMINIUM MAP FOR PROSPECTOR'S POINT, AMENDED PHASE 10 RECORDED MAY 23, 1983 UNDER RECEPTION NO. B437520, IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO AND AS DEFINED AND DESCRIBED IN CONDOMINIUM DECLARATION FOR PROSPECTOR'S POINT RECORDED DECEMBER 18, 1979 IN BOOK 2414 AT PAGE 263 AS AMENDED BY AMENDMENT RECORDED MAY 23, 1980 IN BOOK 2458 AT PAGE 757, AND BY ANNEXATION RECORDED APRIL 22, 1983 IN BOOK 2738 AT PAGE 980, COUNTY OF ADAMS, STATE OF COLORADO
APN #: 0171929109082

Address: 8678 DECATUR STREET UNIT 276, WESTMINSTER, CO 80031

Original Note Amt: \$295,548.00

LoanType: FHA

Interest Rate: 7.500

Current Amount: \$290,392.36

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	DESTONI CHAVEZ
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)	DESTONI CHAVEZ

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: 26-037834

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Foreclosure Number: A202682010

NED Date: 06/02/2026 **Reception #:** 2026000031956
Original Sale Date: 09/23/2026
Deed of Trust Date: 10/07/2022 **Recording Date:** 10/12/2022 **Reception #:** 2022000083800
Re-Recording Date: **Re-Recorded #:**

Legal: THE WEST ONE-HALF OF LOT 1, BLOCK 1, HILLSBOROUGH, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3284 WEST 66TH AVENUE, DENVER, CO 80221

Original Note Amt: \$332,000.00 **LoanType:** Unknown **Interest Rate:** 9.000
Current Amount: \$324,622.29 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2023-NQM1
Current Owner: COOPER PROPERTY GROUP, LLC
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CASTLE MORTGAGE CORPORATION DBA EXCELERATE CAPITAL
Grantor (Borrower On Deed of Trust): COOPER PROPERTY GROUP, LLC

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: 00000010762250 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202682011

NED Date: 06/02/2026 **Reception #:** 2026000031978
Original Sale Date: 09/23/2026
Deed of Trust Date: 05/28/2024 **Recording Date:** 05/30/2024 **Reception #:** 2024000028750
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, BLOCK 10, THE VILLAGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156910106011

Address: 449 Mt Sherman Street, Brighton, CO 80601

Original Note Amt: \$505,672.00 **LoanType:** FHA **Interest Rate:** 7.25
Current Amount: \$498,546.59 **As Of:** 12/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Craig Cee Robinson
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR POWERTPO A DBA OF LOWER, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Craig Cee Robinson

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: 26-037630 **Phone:** (303)706-9990 **Fax:** (303)706-9994