

Notices of Election and Demand Filed in Adams County

From June 04, 2026 Through June 09, 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: A202682012

NED Date: 06/04/2026

Reception #: 2026000032460

Original Sale Date: 09/30/2026

Deed of Trust Date: 11/18/2016

Recording Date: 11/29/2016

Reception #: 2016000102652

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

APN: 0157322000025

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 6/6/2024 AT RECEPTION NO. 2024000030517 TO
CORRECT LEGAL DESCRIPTION.

Address: 14201 Washington Street, Broomfield, CO 80023

Original Note Amt: \$922,500.00

LoanType: FHA

Interest Rate: 7.694

Current Amount: \$367,238.40

As Of: 01/01/1950

Interest Type: Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES LLC

Current Owner: Gary E. Ohlendorf AND Judy L. Loper

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND
ASSIGNS

Grantor (Borrower On Deed of Trust) Gary E. Ohlendorf AND Judy L. Loper

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

Last Publication Date: 09/03/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032458

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From June 04, 2026 Through June 09, 2026

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
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Foreclosure Number: A202682013

NED Date: 06/04/2026

Reception #: 2026000032454

Original Sale Date: 09/30/2026

Deed of Trust Date: 10/04/2016

Recording Date: 10/17/2016

Reception #: 2016000087899

Re-Recording Date

Re-Recorded #:

Legal: LOT 14, BLOCK 1, THE RANCH SUBDIVISION FILING NO. 8, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171905110014

Address: 11691 Decatur Drive, Westminster, CO 80234

Original Note Amt: \$352,100.00

LoanType: Conventional

Interest Rate: 3.625

Current Amount: \$305,449.42

As Of: 01/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): New American Funding, LLC

Current Owner: Bryan Clifford

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND
ASSIGNS

Grantor (Borrower On Deed of Trust) Bryan Clifford

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035384

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682014

NED Date: 06/04/2026

Reception #: 2026000032455

Original Sale Date: 09/30/2026

Deed of Trust Date: 06/26/2024

Recording Date: 06/28/2024

Reception #: 2024000035180

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLOCK 5, AURORA EAST PLANNED COMMUNITY SUBDIVISION, FILING NO. 2, COUNTY OF ADAMS, STATE
OF COLORADO.

Address: 1686 Genoa Street, Aurora, CO 80011

Original Note Amt: \$461,487.00

LoanType: FHA

Interest Rate: 7

Current Amount: \$453,424.98

As Of: 01/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Manuel Pena Ordonez AND Marlen B Cuellar

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Manuel Pena Ordonez AND Marlen B Cuellar

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-037789

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Foreclosure Number: A202682015

NED Date: 06/04/2026

Reception #: 2026000032638

Original Sale Date: 09/30/2026

Deed of Trust Date: 12/21/2022

Recording Date: 12/28/2022

Reception #: 2022000099872

Re-Recording Date

Re-Recorded #:

Legal: Lot 5, Block 6, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 8, County of Adams, State of Colorado, according to the recorded plat thereof recorded at Reception No. 2022000025775, together with Ratification and Confirmation of Plat recorded at Reception No. 2022000067177 and together with Surveyor's Affidavit of Correction recorded at Reception No. 2022000076139.

Address: 3984 N Buchanan Way, Aurora, CO 80019

Original Note Amt: \$647,200.00

LoanType: CONV

Interest Rate: 6.375

Current Amount: \$677,076.98

As Of: 04/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): U.S. Bank Trust National Association, as Trustee for BM-SC Fort Series I Trust
Current Owner: Illya Scott and Latisha L. Scott as trustees of the Scott Family Living Trust under trust instrument dated December 15, 2021
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee, for Pulte Mortgage LLC.
Grantor (Borrower On Deed of Trust) Illya Scott and Latisha L. Scott as trustees of the Scott Family Living Trust under trust instrument dated December 15, 2021 and Illya Scott and Latisha L. Scott

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 26CO00104-1

Phone: (720)259-6710

Fax: (720)379-1375

Foreclosure Number: A202682016

NED Date: 06/04/2026

Reception #: 2026000032636

Original Sale Date: 09/30/2026

Deed of Trust Date: 02/12/2025

Recording Date: 02/18/2025

Reception #: 2025000008471

Re-Recording Date

Re-Recorded #:

Legal: Lot 9, Block 2, Pankow Subdivision, County of Adams, State of Colorado.

Address: 7100 Jasmine St, Commerce City, CO 80022

Original Note Amt: \$383,597.00

LoanType: Unknown

Interest Rate: 6.625

Current Amount: \$380,836.63

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Mauricio Moreno Perez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Mauricio Moreno Perez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

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

Attorney File Number: CO27154

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Fax: (303)274-0159

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From June 04, 2026 Through June 09, 2026

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Foreclosure Number: A202682017

NED Date: 06/04/2026 **Reception #:** 2026000032641
Original Sale Date: 09/30/2026
Deed of Trust Date: 08/09/2018 **Recording Date:** 08/09/2018 **Reception #:** 2018000064608
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 4, NORTH GLENN-NINETEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9832 Alamo Dr, Northglenn, CO 80260

Original Note Amt: \$368,207.00 **LoanType:** FHA **Interest Rate:** 4.990
Current Amount: \$321,861.09 **As Of:** **Interest Type:** Fixed

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

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/06/2026
Last Publication Date: 09/03/2026
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-26-1054497-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202682018

NED Date: 06/04/2026 **Reception #:** 2026000032654
Original Sale Date: 09/30/2026
Deed of Trust Date: 07/29/2016 **Recording Date:** 08/02/2016 **Reception #:** 2016000062078
Re-Recording Date **Re-Recorded #:**

Legal: LOT 39, BLOCK 2, CALAHAN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO
APN #: 0172132104039

Address: 7901 PONTIAC STREET, Commerce City, CO 80022

Original Note Amt: \$172,812.00 **LoanType:** FHA **Interest Rate:** 7
Current Amount: \$154,362.82 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Mark Buchkowski
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Mark Buchkowski

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/06/2026
Last Publication Date: 09/03/2026
Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 26-037842 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202682019

NED Date: 06/09/2026

Reception #: 2026000033326

Original Sale Date: 09/30/2026

Deed of Trust Date: 03/16/2022

Recording Date: 03/22/2022

Reception #: 2022000025170

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 6, NORTH RANGE VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO

Address: 13928 E 106TH PL, COMMERCE CITY, CO 80022

Original Note Amt: \$255,255.00

LoanType: Unknown

Interest Rate: 3.500

Current Amount: \$236,424.43

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): loanDepot.com, LLC

Current Owner: JEFFREY MARTINEZ

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) JEFFREY MARTINEZ

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48275301

Phone: (877)353-2146 X1017

Fax:

Foreclosure Number: A202682020

NED Date: 06/09/2026

Reception #: 2026000033323

Original Sale Date: 09/30/2026

Deed of Trust Date: 02/03/2025

Recording Date: 02/03/2025

Reception #: 2025000005970

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 9, FARMLORE NORTH FILING NO. 1, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2198 Farmlore Drive, Brighton, CO 80601

Original Note Amt: \$480,794.00

LoanType: FHA

Interest Rate: 4.250

Current Amount: \$474,747.17

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Guaranteed Rate, Inc.

Current Owner: Thomas W. Tracy and Danielle R. Tracy

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

Grantor (Borrower On Deed of Trust) Thomas W. Tracy and Danielle R. Tracy

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

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

Attorney File Number: CO27204

Phone: (303)274-0155

Fax: (303)274-0159

Notices of Election and Demand Filed in Adams County

From June 04, 2026 Through June 09, 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: A202682021

NED Date: 06/09/2026

Reception #: 2026000033327

Original Sale Date: 09/30/2026

Deed of Trust Date: 05/18/2022

Recording Date: 05/26/2022

Reception #: 2022000046911

Re-Recording Date

Re-Recorded #:

Legal: Unit 1802, ASPEN HILLS OWNERS ASSOCIATION, INC. Adams County, Colorado, in accordance with and subject to the Declaration of Covenants, Conditions and Restrictions of Aspen Hills Owners Association, Inc., recorded on March 23, 2004, as Reception No. 20040323000131930, and the Condominium Map recorded on March 1, 2005, as Reception No. 20050301000204080, Together with the exclusive right to use Parking Space No. 294, as a limited common element, County of Adams, State of Colorado.

Address: 14700 E 104th Ave 1802, Commerce City, CO 80022

Original Note Amt: \$380,000.00

LoanType: VA

Interest Rate: 4.875

Current Amount: \$399,139.89

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): LoanDepot.com, LLC

Current Owner: Paul L. Carmickle UIII and Windy J. Carmickle

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) Paul L. Carmickle III and Windy J. Carmickle

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

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

Attorney File Number: CO27156

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202682022

NED Date: 06/09/2026

Reception #: 2026000033336

Original Sale Date: 09/30/2026

Deed of Trust Date: 03/28/2017

Recording Date: 03/29/2017

Reception #: 2017000027209

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 1, WASHINGTON SQUARE SUBDIVISION FILING NO. 9, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 243 E 120th Ave, Thornton, CO 80233

Original Note Amt: \$4,600,000.00

LoanType: Unknown

Interest Rate: 4.500

Current Amount: \$4,179,835.27

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Canvas Credit Union f/k/a Public Service Credit Union

Current Owner: Little Colorado Limited Liability Company

Grantee (Lender On Deed of Trust): Public Service Credit Union

Grantor (Borrower On Deed of Trust) Little Colorado Limited Liability Company

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 82022

Phone: (303)772-6666

Fax: (303)772-2822

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Foreclosure Number: A202682023

NED Date: 06/09/2026

Reception #: 2026000033481

Original Sale Date: 09/30/2026

Deed of Trust Date: 10/19/2018

Recording Date: 10/23/2018

Reception #: 2018000085880

Re-Recording Date: 09/24/2019

Re-Recorded #: 2019000080100

Legal: LOT 8, BLOCK 1, CHERRYLANE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4126 East 95th Drive, Thornton, CO 80229

Original Note Amt: \$426,040.00

LoanType: FHA

Interest Rate: 2.875

Current Amount: \$382,443.04

As Of: 12/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: ANGELO LOPEZ AND NADINE PADILLA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) ANGELO LOPEZ AND NADINE PADILLA

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029742

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682024

NED Date: 06/09/2026

Reception #: 2026000033482

Original Sale Date: 09/30/2026

Deed of Trust Date: 03/10/2004

Recording Date: 03/22/2004

Reception #: 20040322000125970

Re-Recording Date:

Re-Recorded #:

Legal: LOTS 25 AND 26, EXCLUDING THE REAR 8 FEET, BLOCK 66, AURORA SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1901 ALTON STREET, Aurora, CO 80010-1718

Original Note Amt: \$101,500.00

LoanType: FHA

Interest Rate: 7.25

Current Amount: \$88,843.71

As Of: 09/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: NORMA B. GRIJALVA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
IRWIN MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) NORMA B. GRIJALVA

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031804

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From June 04, 2026 Through June 09, 2026

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Foreclosure Number: A202682025

NED Date: 06/09/2026

Reception #: 2026000033550

Original Sale Date: 09/30/2026

Deed of Trust Date: 11/30/2023

Recording Date: 12/01/2023

Reception #: 2023000066583

Re-Recording Date

Re-Recorded #:

Legal: LOT 36, BLOCK 12, PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3366 Grey Owl Place, Brighton, CO 80601

Original Note Amt: \$579,659.00

LoanType: VA

Interest Rate: 5.625

Current Amount: \$569,337.57

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 EBO Trust
Current Owner:	Nicholas R Malcou
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for KBHS Home Loans, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Nicholas R Malcou

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1024696-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682026

NED Date: 06/09/2026

Reception #: 2026000033544

Original Sale Date: 09/30/2026

Deed of Trust Date: 03/27/2021

Recording Date: 04/06/2021

Reception #: 2021000041355

Re-Recording Date

Re-Recorded #:

Legal: ALL THAT CERTAIN LOT, PARCEL, TRACT, PIECE OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON
ERECTED AND WHICH IS DESCRIBED HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF
COLORADO, AND IT IS DESCRIBED AS FOLLOWS: LOT 28, BLOCK 2, WOODBRIDGE STATION SUBDIVISION FILING
NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5293 E 131st Dr, Thornton, CO 80241

Original Note Amt: \$358,838.00

LoanType: Unknown

Interest Rate: 2.875

Current Amount: \$352,125.93

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Morgan Stanley Residential Mortgage Loan Trust 2025-RPL1
Current Owner:	Kevin William Thornton and Tamara Joanne Thornton
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Better Mortgage Corporation, ISAOA, its successors and assigns
Grantor (Borrower On Deed of Trust)	Kevin William Thornton and Tamara Joanne Thornton

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

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

Attorney File Number: CO22146

Phone: (303)274-0155

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Notices of Election and Demand Filed in Adams County

From June 04, 2026 Through June 09, 2026

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Foreclosure Number: A202682027

NED Date: 06/09/2026

Reception #: 2026000033560

Original Sale Date: 09/30/2026

Deed of Trust Date: 03/22/2022

Recording Date: 03/30/2022

Reception #: 2022000027939

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 7, HOLLY HEIGHTS NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0182305217009

Address: 6861 Jasmine Street, Commerce City, CO 80022

Original Note Amt: \$451,668.00

LoanType: FHA

Interest Rate: 7.125

Current Amount: \$316,448.41

As Of: 10/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jacquelin Barraza AND Adam Quintana

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Jacquelin Barraza AND Adam Quintana

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-037020

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682028

NED Date: 06/09/2026

Reception #:

Original Sale Date: 09/30/2026

Deed of Trust Date: 07/27/2023

Recording Date: 07/28/2023

Reception #: 2023000043109

Re-Recording Date

Re-Recorded #:

Legal: LOT 19, BLOCK 10, REUNION RIDGE FILING NO. 1, AMENDMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13686 E 101st Avenue, Commerce City, CO 80022-9558

Original Note Amt: \$516,206.00

LoanType: VA

Interest Rate: 4.990

Current Amount: \$496,654.87

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Veronica Isabel Delorey and Van Voran Perry Jr

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

Grantor (Borrower On Deed of Trust) Veronica Isabel Delorey and Van Voran Perry Jr

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

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

Attorney File Number: CO27314

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Fax: (303)274-0159

Notices of Election and Demand Filed in Adams County

From June 04, 2026 Through June 09, 2026

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
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Foreclosure Number: A202682029

NED Date: 06/09/2026

Reception #:

Original Sale Date: 09/30/2026

Deed of Trust Date: 09/23/2021

Recording Date: 09/30/2021

Reception #: 2021000116077

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 32, PERL-MACK MANOR FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7331 Quivas Street, Denver, CO 80221

Original Note Amt: \$308,910.00

LoanType: FHA

Interest Rate: 2.500

Current Amount: \$280,449.65

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Guild Mortgage Company LLC
Current Owner:	Della Naranjo
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company LLC, a Limited Liability Company, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Della Naranjo

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/06/2026

Last Publication Date: 09/03/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1055468-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682030

NED Date: 06/09/2026

Reception #:

Original Sale Date: 09/30/2026

Deed of Trust Date: 09/18/2002

Recording Date: 09/23/2002

Reception #: C1026857

Re-Recording Date

Re-Recorded #:

Legal: LOT 40, BLOCK 2, MONTICELLO 1971 SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9072 ORLEANS STREET, FEDERAL HEIGHTS, CO 80260

Original Note Amt: \$50,873.65

LoanType: Unknown

Interest Rate: 7.784

Current Amount: \$19,263.58

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	First Interstate Bank
Current Owner:	SHIRLEY A. HYTREK
Grantee (Lender On Deed of Trust):	FIRST COMMUNITY INDUSTRIAL BANK
Grantor (Borrower On Deed of Trust)	TOM A. HYTREK AND SHIRLEY A. HYTREK

Publication: Northglenn-Thornton Sentinel

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Attorney for Beneficiary: IDEA Law Group, LLC

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