

Notices of Election and Demand Filed in Adams County

From June 18, 2026 Through June 23, 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: A202681847		Restarted	
NED Date:	06/23/2026	Reception #:	2026000036606
Original Sale Date:	10/21/2026		
Deed of Trust Date:	07/01/2022	Recording Date:	07/06/2022
		Re-Recording Date	
		Reception #:	2022000058594
		Re-Recorded #:	

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 12935 Lafayette St Unit G, Thornton, CO 80241

Original Note Amt:	\$368,207.00	LoanType:	FHA	Interest Rate:	5.375
Current Amount:	\$351,156.76	As Of:	11/01/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Ryan Massey
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Debra Dominguez AND Ryan Massey

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	08/27/2026
		Last Publication Date:	09/24/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number:	26-037286	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number:		A202682048			
NED Date:	06/18/2026	Reception #:	2026000035669		
Original Sale Date:	10/21/2026				
Deed of Trust Date:	06/24/2022	Recording Date:	06/28/2022	Reception #:	2022000055935
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 24, Block 8, Concord Filing No. 1, County of Adams, State of Colorado.

Address: 12129 Forest Street, Thornton, CO 80241

Original Note Amt:	\$444,236.00	LoanType:	Unknown	Interest Rate:	5.750
Current Amount:	\$424,955.19	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	CrossCountry Mortgage, LLC
Current Owner:	Lauren Baker
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. acting solely as nominee for CrossCountry Mortgage, LLC
Grantor (Borrower On Deed of Trust)	Lauren Baker and Zachary A. Zeiman

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	08/27/2026
		Last Publication Date:	09/24/2026

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number:	C0260059	Phone:	(319)234-2530	Fax:	(319)232-6341
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Foreclosure Number: A202682049

NED Date: 06/18/2026

Reception #: 2026000035661

Original Sale Date: 10/21/2026

Deed of Trust Date: 07/24/2024

Recording Date: 07/30/2024

Reception #: 2024000041368

Re-Recording Date

Re-Recorded #:

Legal: Lot 13, Block 2, GATEWAY PARK ADDITION, County of Adams, State of Colorado.

Address: 1911 Kenton St, Aurora, CO 80010

Original Note Amt: \$306,338.00

LoanType: FHA

Interest Rate: 6.750

Current Amount: \$302,507.29

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Victor Javier Noguera Alvarez
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	Victor Javier Noguera Alvarez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

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

Attorney File Number: C026885

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202682050

NED Date: 06/18/2026

Reception #: 2026000035662

Original Sale Date: 10/21/2026

Deed of Trust Date: 08/31/2012

Recording Date: 08/31/2012

Reception #: 2012000065016

Re-Recording Date

Re-Recorded #:

Legal: Lot 5, Block 9, North Hills, Filing Number One, County of Adams, State of Colorado

Address: 3567 E 98th Ave., Thornton, CO 80229

Original Note Amt: \$126,100.00

LoanType: Unknown

Interest Rate: 3.875

Current Amount: \$86,014.92

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	PNC Bank, National Association successor by merger to BBVA USA F/K/A Compass Bank
Current Owner:	Maria Elena Granillo, an unmarried woman
Grantee (Lender On Deed of Trust):	Compass Bank
Grantor (Borrower On Deed of Trust)	Maria Elena Granillo, an unmarried woman

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO260076

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Foreclosure Number: A202682051

NED Date: 06/18/2026

Reception #: 2026000035668

Original Sale Date: 10/21/2026

Deed of Trust Date: 10/08/2021

Recording Date: 10/19/2021

Reception #: 2021000122511

Re-Recording Date

Re-Recorded #:

Legal: Lot 16, Block 4, Villages North Subdivision Filing No. 6, County of Adams, State of Colorado.

Address: 9309 Jackson Street, Thornton, CO 80229

Original Note Amt: \$399,640.00

LoanType: Unknown

Interest Rate: 3.375

Current Amount: \$365,732.22

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Regions Bank dba Regions Mortgage

Current Owner: Zachary Heinze and Meghan Heinze

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Universal Lending Corporation

Grantor (Borrower On Deed of Trust) Zachary Heinze and Meghan Heinze

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO260069

Phone: (319)234-2530

Fax: (319)232-6341

Foreclosure Number: A202682052

NED Date: 06/18/2026

Reception #: 2026000035726

Original Sale Date: 10/21/2026

Deed of Trust Date: 04/23/2021

Recording Date: 05/05/2021

Reception #: 2021000054807

Re-Recording Date

Re-Recorded #:

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, CITY OF AURORA ,
STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOTS 17 AND 18, EXCEPT THE REAR OR
EASTERLY 8 FEET THEREOF,BLOCK 50, AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1724 Geneva Street, Aurora, CO 80010

Original Note Amt: \$187,200.00

LoanType: FNMA

Interest Rate: 2.875

Current Amount: \$169,048.85

As Of: 10/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC

Current Owner: Colette Duranleau and Inez Duranleau

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Guaranty Mortgage Corporation dba goodmortgage.com

Grantor (Borrower On Deed of Trust) Colette Duranleau and Inez Duranleau

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

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

Attorney File Number: 24CO00201-4

Phone: (720)259-6710

Fax: (720)379-1375

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Foreclosure Number: A202682053

NED Date: 06/18/2026

Reception #: 2026000035727

Original Sale Date: 10/21/2026

Deed of Trust Date: 04/20/2022

Recording Date: 04/27/2022

Reception #: 2022000037763

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 4, SCLAVENTIS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1708 Lansing St, Aurora, CO 80010-2522

Original Note Amt: \$332,152.00

LoanType: VA

Interest Rate: 4.125

Current Amount: \$309,962.32

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): NewRez LLC

Current Owner: Sylvester Davis

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) Sylvester Davis

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1056080-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682054

NED Date: 06/18/2026

Reception #: 2026000035732

Original Sale Date: 10/21/2026

Deed of Trust Date: 05/09/2022

Recording Date: 05/12/2022

Reception #: 2022000042852

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 4, REUNION RIDGE FILING NO. 1, AMENDMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10256 Worchester St, Commerce City, CO 80022-9139

Original Note Amt: \$210,000.00

LoanType: Unknown

Interest Rate: 5.000

Current Amount: \$213,570.41

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): BOKF, N.A.

Current Owner: Megan Jurgens and Cliff Jurgens II

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Nest Home Lending, LLC., Its
Successors and Assigns

Grantor (Borrower On Deed of Trust) Megan Jurgens and Cliff Jurgens II

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

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Foreclosure Number: A202682055

NED Date: 06/23/2026

Reception #: 2026000036580

Original Sale Date: 10/21/2026

Deed of Trust Date: 03/24/2015

Recording Date: 04/02/2015

Reception #: 2015000022978

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, THE LOFTON SUBDIVISION, REPLAT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 405 East 76th Avenue, Denver, CO 80229

Original Note Amt: \$285,500.00

LoanType: Unknown

Interest Rate: 4.875

Current Amount: \$251,788.49

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Newrez LLC d/b/a Shellpoint Mortgage Servicing

Current Owner: Jon T. Lowe

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Citywide Home Loans, a Utah Corporation., Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Jon T. Lowe

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/27/2026

Last Publication Date: 09/24/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

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