

Notices of Election and Demand Filed in Adams County

From July 02, 2026 Through July 07, 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: A202682069

NED Date: 07/02/2026

Reception #: 2026000038772

Original Sale Date: 11/04/2026

Deed of Trust Date: 10/20/2022

Recording Date: 10/25/2022

Reception #: 2022000086542

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 10, WESTMINSTER HILLS, FILING NO. THREE, COUNTY OF ADAMS, STATE OF COLORADO.

Address:

Original Note Amt: \$484,000.00

LoanType: Unknown

Interest Rate: 5.750

Current Amount: \$462,993.39

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.

Current Owner: Shriganesh Kailash Kolhe

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., Its
Successors and Assigns

Grantor (Borrower On Deed of Trust) Shriganesh Kailash Kolhe

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1056016-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682070

NED Date: 07/02/2026

Reception #: 2026000038769

Original Sale Date: 11/04/2026

Deed of Trust Date: 09/01/2020

Recording Date: 09/15/2020

Reception #: 2020000090830

Re-Recording Date

Re-Recorded #:

Legal: LOT 37, BLOCK 1, THE VILLAGES AT BUFFALO RUN EAST FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16484 E 117th Ave, Commerce City, CO 80022

Original Note Amt: \$505,672.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$448,132.41

As Of: 12/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Luyombya, Nasser

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) Nasser Luyombya

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029969

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202682071

NED Date: 07/02/2026

Reception #: 2026000038773

Original Sale Date: 11/04/2026

Deed of Trust Date: 04/01/2022

Recording Date: 04/06/2022

Reception #: 2022000030772

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 12, SUNSET RIDGE, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0171920208012

Address: 3355 W 94th Ave, Westminster, CO 80031

Original Note Amt: \$479,161.00

LoanType: FHA

Interest Rate: 4.25

Current Amount: \$448,557.35

As Of: 01/01/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Louis Leon AND Devon Valdez
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Louis Leon AND Devon Valdez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-037796

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682072

NED Date: 07/02/2026

Reception #: 2026000038770

Original Sale Date: 11/04/2026

Deed of Trust Date: 04/23/2021

Recording Date: 05/07/2021

Reception #: 2021000056480

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 12, BRIGHTON CROSSING FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 114 BRISTLECONE ST, BRIGHTON, CO 80601-5399

Original Note Amt: \$397,664.00

LoanType: FHA

Interest Rate: 3.375

Current Amount: \$362,101.09

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	GUTLLERMO ALFREDO CARMONA CARMONA
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)	GUTLLERMO ALFREDO CARMONA CARMONA

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-028055

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Foreclosure Number: A202682073

NED Date: 07/02/2026

Reception #: 2026000038774

Original Sale Date: 11/04/2026

Deed of Trust Date: 03/25/2004

Recording Date: 04/01/2004

Reception #: 20040401000179930

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT NO. 1, BUILDING K, SUNSET RIDGE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED FEBRUARY 15, 1974 IN BOOK PUD 99, AT RECEPTION NO. A-031273, AND CONDOMINIUM DECLARATIONS FOR SUNSET RIDGE CONDOMINIUMS RECORDED FEBRUARY 13, 1974 IN BOOK 1913 AT PAGE 218, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3061 West 92nd Avenue #9-A, Westminster, CO 80031

Original Note Amt: \$129,200.00

LoanType: Unknown

Interest Rate: 5.750

Current Amount: \$79,693.15

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PNC BANK, NATIONAL ASSOCIATION

Current Owner: Philip A. Williams and Tracy L. Williams

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for North Suburban Mortgage Corporation, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Philip A. Williams and Tracy L. Williams

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1057030-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682074

NED Date: 07/02/2026

Reception #: 2026000038771

Original Sale Date: 11/04/2026

Deed of Trust Date: 02/26/2021

Recording Date: 03/02/2021

Reception #: 2021000024357

Re-Recording Date

Re-Recorded #:

Legal: Condominium Unit No. 1-307, Bravado Condominiums, in accordance with the Declaration recorded September 12, 1978 in Book 2273 at Page 549, and Condominium Map recorded September 12, 1978 in Book P. U. D, at Page 211 of the County of Adams Records, Together with the exclusive right to use the following Limited Common Elements: Parking Space 42, County of Adams, State of Colorado..
A.P.N.: 0171916208022

Address: 10211 Ura Lane 1-307, Thornton, CO 80260

Original Note Amt: \$136,000.00

LoanType: Conventional

Interest Rate: 3.125

Current Amount: \$127,379.90

As Of: 11/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): Onslow Bay Financial LLC

Current Owner: Marian Rozyc

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) Marian Rozyc

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033356

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Foreclosure Number: A202682075

NED Date: 07/02/2026

Reception #: 2026000038777

Original Sale Date: 11/04/2026

Deed of Trust Date: 09/10/2025

Recording Date: 09/12/2025

Reception #: 2025000052985

Re-Recording Date

Re-Recorded #:

Legal: Lot 4, Block 10, Hi-Land Acres Third Filing, According to the Recorded Plat Thereof, Along With Lot 5, Block 10, That Portion of Plot 1011 Between Lot 5, Block 10 and Lot 4, Block 11 and the North 100 Feet of Lot 4, Block 11, Hi-land Acres Third Filing, According to the Recorded Plat Thereof, County of Adams, State of Colorado.

Address: 9880 East 157th Avenue, Brighton, CO 80602

Original Note Amt: \$800,238.00

LoanType: FHA

Interest Rate: 6.5

Current Amount: \$798,787.22

As Of: 01/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Rocio Guadalupe Garcia Zuniga

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) Rocio Guadalupe Garcia Zuniga

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-037760

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682076

NED Date: 07/02/2026

Reception #: 2026000038776

Original Sale Date: 11/04/2026

Deed of Trust Date: 01/20/2021

Recording Date: 01/21/2021

Reception #: 2021000007677

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 50, PERL MACK MANOR EIGHTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Parcel ID Number: 1719-33-2-04-016

Address: 7935 Cyd Dr, Denver, CO 80221

Original Note Amt: \$315,990.00

LoanType: Conventional

Interest Rate: 2.75

Current Amount: \$280,932.16

As Of: 01/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Current Owner: Damien Michael Payne

Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.

Grantor (Borrower On Deed of Trust) Damien Michael Payne

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038008

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Foreclosure Number: A202682077

NED Date: 07/02/2026

Reception #: 2026000039037

Original Sale Date: 11/04/2026

Deed of Trust Date: 07/08/2020

Recording Date: 07/14/2020

Reception #: 2020000064941

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 7, CUNDALL FARMS SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 15782 Josephine Circle West, Thornton, CO 80602

Original Note Amt: \$480,000.00

LoanType: Unknown

Interest Rate: 3.625

Current Amount: \$385,329.67

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC

Current Owner: Jasmin M Sanchez and O'Ryan C Sanchez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Guild Mortgage Company, A California Corporation., Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Jasmin M Sanchez and O'Ryan C Sanchez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1057050-JH

Phone: (877)369-6122

Fax: (186)689-47369

Notices of Election and Demand Filed in Adams County

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Foreclosure Number: A202682078

NED Date: 07/02/2026

Reception #: 2026000039039

Original Sale Date: 11/04/2026

Deed of Trust Date: 07/18/2022

Recording Date: 07/26/2022

Reception #: 2022000063396

Re-Recording Date

Re-Recorded #:

Legal: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF DENVER, COUNTY OF ADAMS, STATE OF CO, AND IS DESCRIBED AS FOLLOWS:
LOT 27, BLOCK 32, SHERRELWOOD ESTATES - FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.
BEING ALL THAT CERTAIN PROPERTY CONVEYED FROM WILLIAM A VALDEZ, A SINGLE PERSON TO RICHARD SCOTT WINKLER II, A SINGLE PERSON BY THE DEED DATED SEPTEMBER 6, 2019 AND RECORDED SEPTEMBER 11, 2019 AS INSTRUMENT NUMBER 2019000075533 OF OFFICIAL RECORDS.

Address: 8306 Conifer Road, Denver, CO 80221

Original Note Amt: \$382,000.00

LoanType: Unknown

Interest Rate: 4.625

Current Amount: \$342,317.56

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): AmeriSave Mortgage Corporation

Current Owner: Richard Scott Winkler II

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmeriSave Mortgage Corporation, its successors and assigns

Grantor (Borrower On Deed of Trust) Richard Scott Winkler II

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Messner Reeves LLP

Attorney File Number: 8021.0085/25-000041-02

Phone: (303)623-4806

Fax: (303)623-0552

Notices of Election and Demand Filed in Adams County

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Foreclosure Number: A202682079

NED Date: 07/02/2026

Reception #: 2026000039135

Original Sale Date: 11/04/2026

Deed of Trust Date: 02/15/2024

Recording Date: 02/16/2024

Reception #: 2024000008074

Re-Recording Date

Re-Recorded #:

Legal: LOT 30C, IN BLOCK 7, OF HOLLY HILLS ESTATES FILING

NO. 1 - 3RD AMENDMENT, RECORDED MARCH 29, 2019 AT RECEPTION NO. 2019000023167, COUNTY OF ADAMS,
STATE OF COLORADO.

Address: 6294 E 141st Ave, Thornton, CO 80602

Original Note Amt: \$971,149.00

LoanType: FHA

Interest Rate: 10.625

Current Amount: \$962,521.22

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): OBX 2024-NQM9 Trust

Current Owner: Grant Muller and Adrian Leal

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

Grantor (Borrower On Deed of Trust) Grant Muller and Adrian Leal

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1053569-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682080

NED Date: 07/07/2026

Reception #: 2026000039718

Original Sale Date: 11/04/2026

Deed of Trust Date: 09/21/2021

Recording Date: 10/01/2021

Reception #: 2021000116799

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 1, BRIGHTON CROSSING FILING NO. 2 5TH AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 819 Blue River Ct, Brighton, CO 80601-4371

Original Note Amt: \$510,090.00

LoanType: FHA

Interest Rate: 3

Current Amount: \$468,132.09

As Of: 08/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Micheal Bernard Rush AND Nicolette Dawn Rush

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) Micheal Bernard Rush AND Nicolette Dawn Rush

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-031331

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Foreclosure Number: A202682081

NED Date: 07/07/2026

Reception #: 2026000039717

Original Sale Date: 11/04/2026

Deed of Trust Date: 04/19/2024

Recording Date: 04/30/2024

Reception #: 2024000022495

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 4, CORONADO SUBDIVISION FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 1719-26-4-15-008

Address: 8294 Gaylord Street, Denver, CO 80229

Original Note Amt: \$471,306.00

LoanType: FHA

Interest Rate: 6.875

Current Amount: \$462,383.71

As Of: 02/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Noel Hansen

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

Grantor (Borrower On Deed of Trust) Noel Hansen

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034161

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682082

NED Date: 07/07/2026

Reception #: 2026000039719

Original Sale Date: 11/04/2026

Deed of Trust Date: 07/26/2024

Recording Date: 07/29/2024

Reception #: 2024000041045

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 26A, SHAW HEIGHTS MESA 2ND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171920310017

Address: 8820 Judson Street, Westminster, CO 80031

Original Note Amt: \$451,668.00

LoanType: FHA

Interest Rate: 7

Current Amount: \$443,923.99

As Of: 01/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Ramon Avila Villa

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) Ramon Avila Villa

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038001

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Foreclosure Number: A202682083

NED Date: 07/07/2026

Reception #: 2026000039720

Original Sale Date: 11/04/2026

Deed of Trust Date: 09/23/2022

Recording Date: 09/27/2022

Reception #: 2022000080051

Re-Recording Date

Re-Recorded #:

Legal: Lot 3, Cline Subdivision, County of Adams, State of Colorado

Address: 5637 Wyandot St, Denver, CO 80221-1857

Original Note Amt: \$388,800.00

LoanType: Unknown

Interest Rate: 6.625

Current Amount: \$374,370.72

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Patty Powers and Patrick Ryan Volkmer
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Patty Powers and Patrick Ryan Volkmer

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

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

Attorney File Number: CO27527

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202682084

NED Date: 07/07/2026

Reception #: 2026000039741

Original Sale Date: 11/04/2026

Deed of Trust Date: 12/07/2021

Recording Date: 12/29/2021

Reception #: 2021000150584

Re-Recording Date

Re-Recorded #:

Legal: THE NORTH 8 FEET OF LOT 27 AND ALL OF LOT 28, BLOCK 2, H. & J. SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 2367 Moline St, Aurora, CO 80010

Original Note Amt: \$298,000.00

LoanType: VA

Interest Rate: 2.872

Current Amount: \$271,458.63

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	PennyMac Loan Services, LLC
Current Owner:	Allen Lee Grider Jr
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Intercontinental Capital Group, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Allen L Grider Sr.

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/10/2026

Last Publication Date: 10/08/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1056683-JH

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