

Notices of Election and Demand Filed in Adams County

From July 17, 2025 Through July 17, 2025

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: A202581281

NED Date: 07/17/2025

Reception #: 2025000041140

Original Sale Date: 11/19/2025

Deed of Trust Date: 06/09/2022

Recording Date: 06/15/2022

Reception #: 2022000052854

Re-Recording Date

Re-Recorded #:

Legal: Lot 23, Block 45, Perl-Mack Manor, Sixth Filing, County of Adams, State of Colorado.

Address: 7629 North Pecos Street, Denver, CO 80221

Original Note Amt: \$200,000.00

LoanType: Unknown

Interest Rate: 4.000

Current Amount: \$199,992.22

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Ent Credit Union

Current Owner: Martha E. Mendoza and Francisco Mendoza

Grantee (Lender On Deed of Trust): Ent Credit Union

Grantor (Borrower On Deed of Trust): Martha E. Mendoza aka Martha Elizabeth Mendoza Sua and Francisco Mendoza aka Francisco J. Mendoza

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Susemihl, McDermott, & Downie, PC

Attorney File Number: 81281

Phone: (719)579-6500

Fax: (719)579-9339

Foreclosure Number: A202581282

NED Date: 07/17/2025

Reception #: 2025000041141

Original Sale Date: 11/19/2025

Deed of Trust Date: 12/24/2021

Recording Date: 01/13/2022

Reception #: 2022000004313

Re-Recording Date

Re-Recorded #:

Legal: Lot 30, Block 2, Huron Green, County of Adams, State of Colorado

Address: 9508 Jason Ct, Thornton, CO 80260

Original Note Amt: \$317,550.00

LoanType: Unknown

Interest Rate: 3.625

Current Amount: \$297,892.00

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): Pivot Lending Group

Current Owner: Richard Mecabe and Joy Mecabe

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Pivot Lending Group

Grantor (Borrower On Deed of Trust): Richard Mecabe and Joy Mecabe

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Harry L Simon PC

Attorney File Number: 81282

Phone: (303)758-6601

Fax: (303)758-6540

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Foreclosure Number: A202581283

NED Date: 07/17/2025

Reception #: 2025000041180

Original Sale Date: 11/19/2025

Deed of Trust Date: 10/14/2016

Recording Date: 10/20/2016

Reception #: 2016000089472

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 11, THE VILLAGES AT BUFFALO RUN EAST, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 15523 EAST 117TH AVENUE, COMMERCE CITY, CO 80022

Original Note Amt: \$368,207.00

LoanType: FHA

Interest Rate: 3.625

Current Amount: \$368,897.50

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner:	CRYSTAL E HINOJOS
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust)	CRYSTAL E. CRESPIAN AND CARLOS CRESPIAN JR.

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010405710

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581284

NED Date: 07/17/2025

Reception #: 2025000041182

Original Sale Date: 11/19/2025

Deed of Trust Date: 11/08/2019

Recording Date: 11/20/2019

Reception #: 2019000100816

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, CLARA CIANCIO SUBDIVISION AMENDED PLAT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7751 YORK ST, THORNTON, CO 80229

Original Note Amt: \$298,000.00

LoanType: Unknown

Interest Rate: 3.625

Current Amount: \$282,928.43

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	PENNYMAC LOAN SERVICES, LLC
Current Owner:	GEORGE D. HERNANDEZ
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC
Grantor (Borrower On Deed of Trust)	GEORGE D. HERNANDEZ

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010527703

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202581285

NED Date: 07/17/2025

Reception #: 2025000041229

Original Sale Date: 11/19/2025

Deed of Trust Date: 07/31/2017

Recording Date: 08/03/2017

Reception #: 2017000067191

Re-Recording Date: 03/19/2018

Re-Recorded #: 2018000022348

Legal: LOT 14, BLOCK 5, PLATTE RIVER RANCH, FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1181 CARDINAL AVENUE, BRIGHTON, CO 80601

Original Note Amt: \$320,095.00

LoanType: FHA

Interest Rate: 4.750

Current Amount: \$275,358.33

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	CHRISTOPHER MOORE AND TABITHA MOORE
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	CHRISTOPHER MOORE AND TABITHA MOORE

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 20-024112

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581286

NED Date: 07/17/2025

Reception #: 2025000041230

Original Sale Date: 11/19/2025

Deed of Trust Date: 03/31/2016

Recording Date: 04/01/2016

Reception #: 2016000024490

Re-Recording Date:

Re-Recorded #:

Legal: LOT 4, BLOCK 1, NEHRING SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172132116004

Address: 7770 Oneida Street, Commerce City, CO 80022

Original Note Amt: \$176,739.00

LoanType: FHA

Interest Rate: 4.625

Current Amount: \$146,933.07

As Of: 03/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Felipe Hernandez
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)	Felipe Hernandez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035285

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581287

NED Date: 07/17/2025 **Reception #:** 2025000041231
Original Sale Date: 11/19/2025
Deed of Trust Date: 11/23/2001 **Recording Date:** 12/05/2001 **Reception #:** C0896460
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 03/01/2010 AT RECEPTION NO. 2010000013099 TO
CORRECT LEGAL DESCRIPTION.

Address: 10023 Riverdale Dr, Thornton, CO 80229

Original Note Amt: \$137,000.00 **LoanType:** Conventional **Interest Rate:** 5
Current Amount: \$103,489.47 **As Of:** 03/01/2025 **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 2020-3
Current Owner: CORAL PROPERTIES, LLC
Grantee (Lender On Deed of Trust): NATIONAL CITY MORTGAGE CO DBA COMMONWEALTH UNITED MORTGAGE
COMPANY
Grantor (Borrower On Deed of Trust) Gilbert C Madera

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/25/2025
Last Publication Date: 10/23/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-035250 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581288

NED Date: 07/17/2025 **Reception #:** 2025000041227
Original Sale Date: 11/19/2025
Deed of Trust Date: 07/14/2021 **Recording Date:** 07/20/2021 **Reception #:** 2021000085736
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 4, THE MORRISON SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF
COLORADO.
PARCEL ID NUMBER: 0157301303017

Address: 16364 Columbine St, Thornton, CO 80602-6624

Original Note Amt: \$450,000.00 **LoanType:** Conventional **Interest Rate:** 2.875
Current Amount: \$413,690.14 **As Of:** 03/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Kendra Sue Anderson AND Chad Phillip Anderson
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Kendra Sue Anderson AND Chad Phillip Anderson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/25/2025
Last Publication Date: 10/23/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-035239 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581289

NED Date: 07/17/2025

Reception #: 2025000041247

Original Sale Date: 11/19/2025

Deed of Trust Date: 10/25/2021

Recording Date: 10/29/2021

Reception #: 2021000127306

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 8199 Welby Rd, Apt 1902, Denver, CO 80229-5632

Original Note Amt: \$242,593.00

LoanType: Conventional

Interest Rate: 2.875

Current Amount: \$225,463.42

As Of: 02/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

Current Owner: Logan J. Turner

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

Grantor (Borrower On Deed of Trust) Logan J. Turner

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 09/25/2025

Last Publication Date: 10/23/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035317

Phone: (303)706-9990

Fax: (303)706-9994