

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 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: A202681816		Restarted	
NED Date:	07/16/2026	Reception #:	2026000041616
Original Sale Date:	11/18/2026		
Deed of Trust Date:	09/27/2024	Recording Date:	10/09/2024
		Re-Recording Date	
		Reception #:	2024000055747
		Re-Recorded #:	

Legal: LOT 22, BLOCK 8, WYNDEMERE SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10531 Clermont Way, Thornton, CO 80233

Original Note Amt:	\$594,041.00	LoanType:	FHA	Interest Rate:	6.5
Current Amount:	\$587,971.19	As Of:	10/01/2025	Interest Type:	Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Joaquin Parra Balderrama AND Manuel Lopez Balderrama
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Joaquin Parra Balderrama AND Manuel Lopez Balderrama

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	09/24/2026
		Last Publication Date:	10/22/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number:	26-037028	Phone:	(303)706-9990	Fax:	(303)706-9994
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Foreclosure Number:		A202682085	
NED Date:	07/16/2026	Reception #:	2026000041559
Original Sale Date:	11/18/2026		
Deed of Trust Date:	07/03/2018	Recording Date:	07/05/2018
		Reception #:	2018000054317
		Re-Recording Date	
		Re-Recorded #:	

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

Address: 6880 Ivy Street, Commerce City, CO 80022

Original Note Amt:	\$325,986.00	LoanType:	FHA	Interest Rate:	6.000
Current Amount:	\$301,034.95	As Of:		Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION
Current Owner:	Carlos Augusto Velasquez and Meliton Velazquez
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)	Carlos Augusto Velasquez and Meliton Velazquez

Publication:	Northglenn-Thornton Sentinel	First Publication Date:	09/24/2026
		Last Publication Date:	10/22/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number:	CO-26-1048585-JH	Phone:	(877)369-6122	Fax:	(186)689-47369
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From July 16, 2026 Through July 21, 2026

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Foreclosure Number: A202682086

NED Date: 07/16/2026

Reception #: 2026000041573

Original Sale Date: 11/18/2026

Deed of Trust Date: 10/31/2024

Recording Date: 11/12/2024

Reception #: 2024000063138

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 1, LADY NELSON TOWNHOMES FILING NO. 1, COUNTY OF ADAMS STATE OF,,COLORADO,

Address: 1918 Eagle St, Aurora, CO 80011

Original Note Amt: \$216,000.00

LoanType: Unknown

Interest Rate: 11.99

Current Amount: \$216,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC

Current Owner: JPR-R Investments, LLC, a Colorado Limited Liability Company

Grantee (Lender On Deed of Trust): Capital Fund I, LLC ISAOA

Grantor (Borrower On Deed of Trust) JPR-R Investments, LLC, a Colorado Limited Liability Company

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Gantenbein Law Firm, LLC

Attorney File Number: 53334

Phone: (303)618-2122

Fax:

Foreclosure Number: A202682087

NED Date: 07/16/2026

Reception #: 2026000041561

Original Sale Date: 11/18/2026

Deed of Trust Date: 04/24/2025

Recording Date: 04/30/2025

Reception #: 2025000024038

Re-Recording Date

Re-Recorded #:

Legal: A PARCEL OF LAND EAST ½ OF PLOT 37, HENEBRY GARDENS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID EAST ½ WHICH IS 101.45 FEET WEST OF THE NORTHEAST CORNER OF SAID EAST ½; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 67 FEET TO A POINT 151 FEET TO THE NORTHWEST CORNER OF SAID EAST ½; THENCE SOUTH 90 FEET; THENCE EAST 67 FEET; THENCE NORTH 90 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6450 E 68th Ave, Commerce City, CO 80022

Original Note Amt: \$60,000.00

LoanType: Unknown

Interest Rate: 7.500

Current Amount: \$60,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Wings Credit Union

Current Owner: Baldomero Flores

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

Grantor (Borrower On Deed of Trust) Baldomero Flores aka Baldomero Flores Flores

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

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

Attorney File Number: 82087

Phone: (719)579-6500

Fax: (719)579-9339

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 2026

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Foreclosure Number: A202682088

NED Date: 07/16/2026

Reception #: 2026000041560

Original Sale Date: 11/18/2026

Deed of Trust Date: 06/23/2022

Recording Date: 06/24/2022

Reception #: 2022000055504

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 7, SHERRELWOOD ESTATES FILING NO. 8, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171934206003

Address: 660 W 79th Pl, Denver, CO 80221

Original Note Amt: \$570,967.00

LoanType: FHA

Interest Rate: 4.875

Current Amount: \$537,405.17

As Of: 01/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC

Current Owner: Ali Isaac

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

Grantor (Borrower On Deed of Trust) Ali Isaac

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038091

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682089

NED Date: 07/16/2026

Reception #: 2026000041564

Original Sale Date: 11/18/2026

Deed of Trust Date: 04/30/2021

Recording Date: 05/05/2021

Reception #: 2021000055322

Re-Recording Date

Re-Recorded #:

Legal: LOT 74, BLOCK 1, NORFOLK PLACE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182132413074

Address: 16281 E 17th Pl Unit C, Aurora, CO 80011

Original Note Amt: \$235,554.00

LoanType: FHA

Interest Rate: 3.125

Current Amount: \$211,734.59

As Of: 02/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Joseph Earl Leon AND Shannon Marie Iiams Leon

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) Joseph Earl Leon AND Shannon Marie Iiams Leon

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-037959

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 2026

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You should conduct your own due diligence.

Foreclosure Number: A202682090

NED Date: 07/16/2026

Reception #: 2026000041565

Original Sale Date: 11/18/2026

Deed of Trust Date: 01/02/2021

Recording Date: 02/02/2021

Reception #: 2021000011952

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 1, WOODGLEN FILING NO.2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3796 Woodglen Blvd, Thornton, CO 80233

Original Note Amt: \$396,112.00

LoanType: Unknown

Interest Rate: 2.375

Current Amount: \$348,878.43

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Panou Sierra Lo and Veng Vang
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ARC Home LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Panou Sierra Lo and Veng Vang

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

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

Attorney File Number: CO27613

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202682091

NED Date: 07/16/2026

Reception #: 2026000041566

Original Sale Date: 11/18/2026

Deed of Trust Date: 07/11/2023

Recording Date: 07/17/2023

Reception #: 2023000040177

Re-Recording Date

Re-Recorded #:

Legal: UNIT 410, BUILDING NO. 4, SETTLER'S CHASE - HERITAGE CONDOMINIUMS ACCORDING TO THE CONDOMINIUM MAP RECORDED MARCH 27, 2002 AT RECEPTION NO. C0946025 AND AS DEFINED AND DESCRIBED IN DECLARATION OF HERITAGE AT SETTLERS CHASE RECORDED MARCH 4, 2002 AT RECEPTION NO. C0935007 AND ANY AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10380 Cook Way, Apt. 410, Thornton, CO 80229-8477

Original Note Amt: \$76,000.00

LoanType: Unknown

Interest Rate: 7.990

Current Amount: \$75,999.11

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Meritrust Credit Union f/k/a Premier Members Credit Union
Current Owner:	Theodore Leonard Cordova
Grantee (Lender On Deed of Trust):	Premier Members CU
Grantor (Borrower On Deed of Trust)	Theodore Leonard Cordova

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 82091

Phone: (303)772-6666

Fax: (303)772-2822

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 2026

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Foreclosure Number: A202682092

NED Date: 07/16/2026

Reception #: 2026000041570

Original Sale Date: 11/18/2026

Deed of Trust Date: 04/24/2025

Recording Date: 04/30/2025

Reception #: 2025000024018

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 8, WADLEY FARMS SUBDIVISION-SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14140 Franklin St, Brighton, CO 80602

Original Note Amt: \$2,650,000.00

LoanType: Unknown

Interest Rate: 7.000

Current Amount: \$2,629,987.89

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Sooper Credit Union dba Climb Credit Union
Current Owner:	Nathan David Van Cleave and Salena Marie Melcher
Grantee (Lender On Deed of Trust):	Sooper Credit Union dba Climb Credit Union
Grantor (Borrower On Deed of Trust)	Nathan David Van Cleave and Salena Marie Melcher

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 82092

Phone: (303)772-6666

Fax: (303)772-2822

Foreclosure Number: A202682093

NED Date: 07/16/2026

Reception #: 2026000041568

Original Sale Date: 11/18/2026

Deed of Trust Date: 03/26/2025

Recording Date: 04/07/2025

Reception #: 2025000018534*

Re-Recording Date

Re-Recorded #:

Legal: THE NORTH 34 FEET OF LOT 30 AND THE SOUTH 59 FEET OF LOT 31, BLOCK 2, HIGHLAND PARK ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.

*The Deed of Trust legal description was corrected by a Corrective Affidavit re: Scrivener's Error recorded on 4/17/2025 at Reception No. 2025000021252, in the records of Adams County, State of Colorado.

Address: 263 South 21st Avenue, Brighton, CO 80601

Original Note Amt: \$227,851.00

LoanType: Unknown

Interest Rate: 5.250

Current Amount: \$226,798.71

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Toni J. Peterson
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financing Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	Toni J. Peterson

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

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

Attorney File Number: CO27579

Phone: (303)274-0155

Fax: (303)274-0159

Notices of Election and Demand Filed in Adams County

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Foreclosure Number: A202682094

NED Date: 07/16/2026

Reception #: 2026000041577

Original Sale Date: 11/18/2026

Deed of Trust Date: 12/30/2020

Recording Date: 12/31/2020

Reception #: 2020000139571

Re-Recording Date

Re-Recorded #:

Legal: Parcel A:

Lot 1, EXCEPT the North 18.05 feet thereof, Lot 2 and the North 20 feet of Lot 3, Block 72, Aurora, EXCEPT the rear 8 feet of all three Lots and any part of Lot 1 included in Montview Boulevard, as established by Ordinance No. 472 recorded August 4, 1950 in Book 400 Page 106 and January 24, 1964 in Book 1127 Page 32, together with abutters right of access to Montview Boulevard and Dallas Street, EXCEPT that portion described in Warranty Deed recorded December 23, 1981 in Book 2611 Page 104. and EXCEPT that portion described in Final Decree recorded January 5, 1984 in Book 2827 Page 166, County of Adams, State of Colorado.

FOR INFORMATIONAL PURPOSES -APN: 0182334301027

Parcel B:

Lots 4 through 9, inclusive, and the South 5 feet of Lot 3, Block 72, Aurora, EXCEPTING therefrom the Easterly 8 feet of said Lots, County of Adams, State of Colorado.

Address: For Information Purposes Only: 1960 Dallas Street, Aurora, CO 80010

Original Note Amt: \$5,175,000.00

LoanType: Unknown

Interest Rate: 3.380

Current Amount: \$4,777,064.58

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Wilmington Trust, National Association, as trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Multifamily Mortgage Pass-Through Certificates, Series 2021-SB85

Current Owner: 1960 Dallas Street LLC

Grantee (Lender On Deed of Trust): Greystone Servicing Company, LLC, a limited liability company

Grantor (Borrower On Deed of Trust) 1960 Dallas Street LLC, a Colorado limited liability company

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Ashurst Perkins Coie US LLP

Attorney File Number: 187785657.1

Phone: (303)291-2300

Fax:

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 2026

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Foreclosure Number: A202682095

NED Date: 07/16/2026

Reception #: 2026000041572

Original Sale Date: 11/18/2026

Deed of Trust Date: 07/13/2023

Recording Date: 07/14/2023

Reception #: 2023000039779

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 17, FRONTERRA VILLAGE FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 1723-17-4-13-005

Address: 9826 Nucla St, Commerce City, CO 80022

Original Note Amt: \$569,800.00

LoanType: FHA

Interest Rate: 6.75

Current Amount: \$555,525.49

As Of: 12/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Donovan Eli Bouchard AND Isaiah Dominic Bouchard AND Victor M Hernandez-Gonzalez

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, ITS
SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Donovan Eli Bouchard AND Isaiah Dominic Bouchard AND Victor M Hernandez-Gonzalez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038060

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682096

NED Date: 07/16/2026

Reception #: 2026000041567

Original Sale Date: 11/18/2026

Deed of Trust Date: 04/02/2022

Recording Date: 04/12/2022

Reception #: 2022000032469

Re-Recording Date

Re-Recorded #:

Legal: LOT 39, BLOCK 4, TODD CREEK FARMS - FOURTH FILING, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12,
1999 IN FILE 18, MAP 041, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0157115201026

Address: 15007 Boston Court, Brighton, CO 80602

Original Note Amt: \$647,200.00

LoanType: Conventional

Interest Rate: 4.125

Current Amount: \$603,963.14

As Of: 02/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC

Current Owner: Fabian Manuel Tarango AND Lori Cheri Martinez

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

Grantor (Borrower On Deed of Trust) Fabian Manuel Tarango AND Lori Cheri Martinez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038049

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 2026

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Foreclosure Number: A202682097

NED Date: 07/16/2026

Reception #: 2026000041569

Original Sale Date: 11/18/2026

Deed of Trust Date: 06/29/2017

Recording Date: 06/29/2017

Reception #: 2017000056163*

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 4-B, BUILDING B, GARAGE SPACE 4-B, JASPER STREET CONDOMINIUMS, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, ACCORDING TO THE CONDOMINIUM MAP JASPER STREET CONDOMINIUMS RECORDED JUNE 20, 2005 AS RECEPTION NO. 20050620000643740 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR JASPER STREET CONDOMINIUMS RECORDED DECEMBER 10, 2004 AS RECEPTION NO. 20041210001261960 AND FIRST SUPPLEMENT TO CONDOMINIUM DECLARATION FOR JASPER STREET CONDOMINIUMS AND NOTICE OF ANNEXATION RECORDED JUNE 20, 2005 AS RECEPTION NO. 20050620000643750, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0156932320018

*CORRECTION AND RATIFICATION AGREEMENT RECORDED ON AUGUST 21, 2017 AT RECEPTION NO. 2017000072499 TO CORRECT THE DEED OF TRUST.

Address: 15800 E. 121st Avenue, B-104, Commerce City, CO 80603

Original Note Amt: \$245,471.00

LoanType: FHA

Interest Rate: 4.625

Current Amount: \$206,079.78

As Of: 02/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jennifer L. Pearman

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

Grantor (Borrower On Deed of Trust) Jennifer L. Pearman

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038041

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 2026

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Foreclosure Number: A202682098

NED Date: 07/16/2026

Reception #: 2026000041619

Original Sale Date: 11/18/2026

Deed of Trust Date: 04/07/2022

Recording Date: 04/12/2022

Reception #: 2022000032169

Re-Recording Date

Re-Recorded #:

Legal: Lot 23, except the East 50 feet thereof, Block 2, Northlawn Gardens, County of Adams, State of Colorado.

Address: 2881 W 65th Ave, Denver, CO 80221

Original Note Amt: \$387,000.00

LoanType: Unknown

Interest Rate: 5.500

Current Amount: \$367,154.99

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Residential Investment Trust

Current Owner: Cooper Property Group LLC, a Colorado limited liability company

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

Grantor (Borrower On Deed of Trust) Cooper Property Group LLC, a Colorado limited liability company

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

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

Attorney File Number: CO26619

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202682099

NED Date: 07/16/2026

Reception #: 2026000041668

Original Sale Date: 11/18/2026

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: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-037842

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 2026

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
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Foreclosure Number: A202682100

NED Date: 07/16/2026

Reception #: 2026000041663

Original Sale Date: 11/18/2026

Deed of Trust Date: 06/29/2020

Recording Date: 07/01/2020

Reception #: 2020000060466

Re-Recording Date: 01/15/2021

Re-Recorded #: 2021000005235

Legal: LOT 15, BLOCK 1, BLACKSTONE RANCH FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 56435 E 25th Ave, Strasburg, CO 80136

Original Note Amt: \$402,573.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$354,823.50

As Of: 02/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Anthony Grothe

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FIRST WESTERN TRUST BANK, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Anthony Grothe

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038017

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682101

NED Date: 07/16/2026

Reception #: 2026000041665

Original Sale Date: 11/18/2026

Deed of Trust Date: 06/27/2024

Recording Date: 06/28/2024

Reception #: 2024000035043

Re-Recording Date:

Re-Recorded #:

Legal: LOT 2, BLOCK 5, A RESUBDIVISION OF PARCEL F, VILLAGES OF YORKSHIRE, A PLANNED UNIT DEVELOPMENT,
COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 1719-14-1-06-002

Address: 10287 York Place, Thornton, CO 80229

Original Note Amt: \$441,849.00

LoanType: FHA

Interest Rate: 7

Current Amount: \$437,582.34

As Of: 05/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Carlos Oscar Arroyave, Jr

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) Carlos Oscar Arroyave, Jr

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038155

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 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: A202682102

NED Date: 07/21/2026

Reception #: 2026000042527

Original Sale Date: 11/18/2026

Deed of Trust Date: 07/28/2023

Recording Date: 08/02/2023

Reception #: 2023000043968

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, WEST 54TH AVENUE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address:

Original Note Amt: \$300,000.00

LoanType: Unknown

Interest Rate: 7.750

Current Amount: \$292,758.61

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Athene Annuity and Life Company

Current Owner: Sophia Yang

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

Grantor (Borrower On Deed of Trust) Sophia Yang

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1054565-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682103

NED Date: 07/21/2026

Reception #: 2026000042528

Original Sale Date: 11/18/2026

Deed of Trust Date: 03/11/2023

Recording Date: 03/17/2023

Reception #: 2023000014221

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 9, FOXTON VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14486 E 101st Ave, Commerce City, CO 80022-8904

Original Note Amt: \$376,068.00

LoanType: Unknown

Interest Rate: 5.500

Current Amount: \$361,915.18

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC

Current Owner: Brent Ogden

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

Grantor (Borrower On Deed of Trust) Brent Ogden

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

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

Attorney File Number: CO27176

Phone: (303)274-0155

Fax: (303)274-0159

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 2026

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
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Foreclosure Number: A202682104

NED Date: 07/21/2026

Reception #: 2026000042631

Original Sale Date: 11/18/2026

Deed of Trust Date: 10/13/2022

Recording Date: 10/18/2022

Reception #: 2022000085210

Re-Recording Date

Re-Recorded #:

Legal: LOT 20, BLOCK 12, THE MORRISON SUBDIVISION FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2763 E 161ST PL, THORNTON, CO 80602

Original Note Amt: \$658,526.00

LoanType: FHA

Interest Rate: 6.375

Current Amount: \$642,957.52

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	MidFirst Bank
Current Owner:	Lydia Zuniga and Nicolas Zuniga
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Change Lending, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Lydia Zuniga and Nicolas Zuniga

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1057694-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682105

NED Date: 07/21/2026

Reception #: 2026000042761

Original Sale Date: 11/18/2026

Deed of Trust Date: 08/02/2021

Recording Date: 08/11/2021

Reception #: 2021000095660

Re-Recording Date

Re-Recorded #:

Legal: LOT 1A, BLOCK 8, AMBER CREEK SUBDIVISION FILING NO. 1-FIRST AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6755 East 134th Avenue, Thornton, CO 80602

Original Note Amt: \$398,500.00

LoanType:

Interest Rate:

Current Amount: \$361,352.69

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	SWBC Mortgage Corporation
Current Owner:	Alex Lovely
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for SWBC Mortgage Corp., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Alex Lovely

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1058131-JH

Phone: (877)369-6122

Fax: (186)689-47369

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 2026

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
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Foreclosure Number: A202682106

NED Date: 07/21/2026

Reception #: 2026000042764

Original Sale Date: 11/18/2026

Deed of Trust Date: 05/18/2007

Recording Date: 05/24/2007

Reception #: 2007000051385

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 7B, PARK TERRACE FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2610 Fern Drive, Westminster, CO 80030

Original Note Amt: \$158,400.00

LoanType: Unknown

Interest Rate: 6.500

Current Amount: \$130,138.11

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): U.S. Bank Trust Company, National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2021-G, Mortgage-Backed Securities, Series 2021-G

Current Owner: Thomas J. Vallero and Elizabeth V. Kentner

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

Grantor (Borrower On Deed of Trust) Thomas J. Vallero and Elizabeth V. Kentner

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

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

Attorney File Number: CO27537

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202682107

NED Date: 07/21/2026

Reception #: 2026000042791

Original Sale Date: 11/18/2026

Deed of Trust Date: 04/05/2019

Recording Date: 04/08/2019

Reception #: 2019000025615

Re-Recording Date

Re-Recorded #:

Legal: LOT 22, BLOCK 1, WOLF CREEK RUN FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0181328306006

Address: 55479 E 31st Ave, Strasburg, CO 80136

Original Note Amt: \$296,922.00

LoanType: FHA

Interest Rate: 5.125

Current Amount: \$265,701.54

As Of: 10/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: WOLF CREEK RUN AT STRASBURG HOMEOWNERS ASSOCIATION

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) Randolph A Zavala

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036631

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From July 16, 2026 Through July 21, 2026

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
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Foreclosure Number: A202682108

NED Date: 07/21/2026

Reception #: 2026000042792

Original Sale Date: 11/18/2026

Deed of Trust Date: 07/31/2003

Recording Date: 08/06/2003

Reception #: C1187944

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 34, NORTH GLENN, TWENTYFIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11452 Carlile Street, Northglenn, CO 80233

Original Note Amt: \$186,572.00

LoanType: FHA

Interest Rate: 5.875

Current Amount: \$83,822.52

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.

Current Owner: Hayden Domingo and Zenaida Domingo and Vivencio Gomez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for First Magnus Financial Corporation, An Arizona Corporation, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Hayden Domingo and Zenaida Domingo and Vivencio Gomez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1058566-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682109

NED Date: 07/21/2026

Reception #: 2026000042813

Original Sale Date: 11/18/2026

Deed of Trust Date: 06/26/2023

Recording Date: 07/06/2023

Reception #: 2023000037805

Re-Recording Date

Re-Recorded #:

Legal: LOT 34, BLOCK 45, PERL-MACK MANOR, 6TH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7739 Pecos Street, Denver, CO 80221

Original Note Amt: \$622,500.00

LoanType: Other

Interest Rate: 6.125

Current Amount: \$155,579.88

As Of: 01/01/1950

Interest Type: Adjustable

Current Lender (Beneficiary): LONGBRIDGE FINANCIAL, LLC

Current Owner: Lupe Joe Rangel AND Marisela Rangel

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

Grantor (Borrower On Deed of Trust) Lupe Joe Rangel AND Marisela Rangel

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038110

Phone: (303)706-9990

Fax: (303)706-9994