

Notices of Election and Demand Filed in Adams County

From July 23, 2026 Through July 28, 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: A202682110

NED Date: 07/23/2026

Reception #: 2026000043211

Original Sale Date: 11/18/2026

Deed of Trust Date: 03/09/2007

Recording Date: 04/02/2007

Reception #: 2007000032927

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 12, PERL MACK MANOR THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6930 Alan Dr, Denver, CO 80221

Original Note Amt: \$60,000.00

LoanType: Unknown

Interest Rate: 7.250

Current Amount: \$9,588.49

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association

Current Owner: TT Estates LLC

Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.

Grantor (Borrower On Deed of Trust) Donna L Birdsell

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-26-1058130-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682111

NED Date: 07/23/2026

Reception #: 2026000043212

Original Sale Date: 11/18/2026

Deed of Trust Date: 08/19/2024

Recording Date: 08/27/2024

Reception #: 2024000046702

Re-Recording Date

Re-Recorded #:

Legal: LOT 28, BLOCK 17, WOODGLEN FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11321 Clermont Drive, Thornton, CO 80233

Original Note Amt: \$447,700.00

LoanType: FHA

Interest Rate: 6.124

Current Amount: \$444,155.41

As Of: 06/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing LLC

Current Owner: Marek Kuzela

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC

Grantor (Borrower On Deed of Trust) Marek Kuzela

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

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

Attorney File Number: 25CO00647-2

Phone: (720)259-6710

Fax: (720)379-1375

Notices of Election and Demand Filed in Adams County

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Foreclosure Number: A202682112

NED Date: 07/23/2026

Reception #: 2026000043216

Original Sale Date: 11/18/2026

Deed of Trust Date: 01/31/2019

Recording Date: 02/04/2019

Reception #: 2019000008267

Re-Recording Date

Re-Recorded #:

Legal: THE NORTH 1/2 OF THE EAST 1/2 OF A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING 192 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, FIRST ADDITION TO ROSE HILL; THENCE WEST 128 FEET; THENCE NORTH 310 FEET; THENCE EAST 128 FEET; THENCE SOUTH 310 FEET TO THE POINT OF BEGINNING. EXCEPTION THEREFROM THE PORTION DESCRIBED IN QUITCLAIM DEEDS TO COMMERCE CITY RECORDED JUNE 17, 1976 IN BOOK 2070, PAGE 703, NOVEMBER 27, 1984 IN BOOK 2940, PAGE 582 AND FEBRUARY 19, 1986 IN BOOK 3111, PAGE 890 FOR ROAD PURPOSES, COUNTY OF ADAMS, STATE OF COLORADO. NOW KNOWN AS: LOT 2, TOGETHER WITH NORTH 12.5 FEET OF LOT 1, SATURN HOMES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6420 E 63rd Place, Commerce City, CO 80022

Original Note Amt: \$247,926.00

LoanType: FHA

Interest Rate: 7.125

Current Amount: \$224,538.34

As Of: 01/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Fultz, Sandra

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

Grantor (Borrower On Deed of Trust) Sandra Fultz

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: 26-038213

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From July 23, 2026 Through July 28, 2026

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Foreclosure Number: A202682113

NED Date: 07/23/2026

Reception #: 2026000043217

Original Sale Date: 11/18/2026

Deed of Trust Date: 11/08/2019

Recording Date: 11/12/2019

Reception #: 2019000097433

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 7, SUGAR CREEK SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156909306011

Address: 455 S 35th Ct, Brighton, CO 80601

Original Note Amt: \$394,718.00

LoanType: FHA

Interest Rate: 4.375

Current Amount: \$353,089.80

As Of: 10/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Christopher James Martinez AND Alicia Loylyina Dominguez

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) Christopher James Martinez AND Alicia Loylyina Dominguez

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: 25-035795

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682114

NED Date: 07/23/2026

Reception #: 2026000043215

Original Sale Date: 11/18/2026

Deed of Trust Date: 09/27/2021

Recording Date: 10/01/2021

Reception #: 2021000116753

Re-Recording Date

Re-Recorded #:

Legal: LOT 42, BLOCK 71, BLOCKS 71 AND 72 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171924206002

Address: 2301 E. 93RD PL, THORNTON, CO 80229

Original Note Amt: \$373,117.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$340,325.89

As Of: 01/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Yajaira Armendariz AND Jesus A Lopez Garcia

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) Yajaira Armendariz AND Jesus A Lopez Garcia

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: 26-038100

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Notices of Election and Demand Filed in Adams County

From July 23, 2026 Through July 28, 2026

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Foreclosure Number: A202682115

NED Date: 07/23/2026

Reception #: 2026000043214

Original Sale Date: 11/18/2026

Deed of Trust Date: 12/02/2019

Recording Date: 12/12/2019

Reception #: 2019000108885

Re-Recording Date

Re-Recorded #:

Legal: Lot 11 Block 1 Riverdale Park Filing No 1, County of Adams, State of Colorado

Address: 13105 Ivanhoe St, Thornton, CO 80602

Original Note Amt: \$417,010.00

LoanType: VA

Interest Rate: 2.75

Current Amount: \$362,998.30

As Of: 09/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): Village Capital & Investment LLC

Current Owner: Gregory Allen Deringer

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Village Capital & Investment, LLC, it's successors and assigns

Grantor (Borrower On Deed of Trust) Gregory Allen Deringer

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

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

Attorney File Number: 26CO00218-1

Phone: (720)259-6710

Fax: (720)379-1375

Foreclosure Number: A202682116

NED Date: 07/23/2026

Reception #: 2026000043224

Original Sale Date: 11/18/2026

Deed of Trust Date: 07/19/2019

Recording Date: 08/19/2019

Reception #: 2019000066860

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 4, FOXTON VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14179 East 101st Place, Commerce City, CO 80022

Original Note Amt: \$88,700.00

LoanType: Unknown

Interest Rate: 5.250

Current Amount: \$86,875.62

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): ZIONS BANCORPORATION, N.A., dba VECTRA BANK COLORADO

Current Owner: BRIAN S. KNAPP

Grantee (Lender On Deed of Trust): ZIONS BANCORPORATION, N.A., dba VECTRA BANK COLORADO

Grantor (Borrower On Deed of Trust) BRIAN S. KNAPP

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Brown Dunning Fein Drusch PC

Attorney File Number: 3230-158 C

Phone: (303)329-3363

Fax:

Notices of Election and Demand Filed in Adams County

From July 23, 2026 Through July 28, 2026

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
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Foreclosure Number: A202682117

NED Date: 07/23/2026

Reception #: 2026000043223

Original Sale Date: 11/18/2026

Deed of Trust Date: 07/28/2022

Recording Date: 08/04/2022

Reception #: 2022000066524

Re-Recording Date

Re-Recorded #:

Legal: LOT 100, BLOCK 5, ARLINGTON MEADOWS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 6283 Xavier Street, Arvada, CO 80003-6629

Original Note Amt: \$610,000.00

LoanType: VA

Interest Rate: 6.250

Current Amount: \$583,171.10

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: David Peet

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

Grantor (Borrower On Deed of Trust) David Peet

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: CO27689

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202682118

NED Date: 07/23/2026

Reception #: 2026000043497

Original Sale Date: 11/18/2026

Deed of Trust Date: 04/30/2022

Recording Date: 05/05/2022

Reception #: 2022000040696

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 7, TICHY SUBDIVISION, NO. 2, AMENDED PLAT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5681 EAST 66TH AVENUE, Commerce City, CO 80022-2554

Original Note Amt: \$87,000.00

LoanType: Conventional

Interest Rate: 11.14

Current Amount: \$85,959.64

As Of: 01/15/2026

Interest Type: Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION

Current Owner: MAYRA R. IRREZA

Grantee (Lender On Deed of Trust): CANVAS CREDIT UNION

Grantor (Borrower On Deed of Trust) MAYRA R. IRREZA FKA MAYRA R. APODACA

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: 26-037876

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From July 23, 2026 Through July 28, 2026

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Foreclosure Number: A202682119

NED Date: 07/23/2026

Reception #: 2026000043499

Original Sale Date: 11/18/2026

Deed of Trust Date: 01/24/2022

Recording Date: 01/27/2022

Reception #: 2022000008176

Re-Recording Date

Re-Recorded #:

Legal: L0T 162, REUNION FILING NO. 10, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172316204012

Address: 10284 E Telluride Court, Commerce City, CO 80022

Original Note Amt: \$552,802.00

LoanType: FHA

Interest Rate: 3.5

Current Amount: \$508,047.86

As Of: 03/01/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Ivette Hortencia Alaniz Munoz AND Roberto Alaniz Hernandez
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Ivette Hortencia Alaniz Munoz AND Roberto Alaniz Hernandez

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: 26-038166

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682120

NED Date: 07/23/2026

Reception #: 2026000043576

Original Sale Date: 11/18/2026

Deed of Trust Date: 06/23/2025

Recording Date: 06/27/2025

Reception #: 2025000037202

Re-Recording Date

Re-Recorded #:

Legal: LOT 18, BLOCK 25, SECOND CREEK FARM FILING NO. 3, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 2021 UNDER RECEPTION NO. 2021000062961.

*PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON 07/24/2025,

Address: 9051 TELLURIDE CT, COMMERCE CITY, CO 80022

Original Note Amt: \$599,950.00

LoanType: VA

Interest Rate: 4.999

Current Amount: \$598,505.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	PENNYMAC LOAN SERVICES, LLC
Current Owner:	JARID TODD MORROW AND VANESSA DENISE MORROW
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMEAMERICAN MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust)	JARID TODD MORROW AND VANESSA DENISE MORROW

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010811172

Phone: (303)350-3711

Fax: (303)813-1107

Notices of Election and Demand Filed in Adams County

From July 23, 2026 Through July 28, 2026

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Foreclosure Number: A202682121

NED Date: 07/28/2026

Reception #: 2026000044423

Original Sale Date: 11/18/2026

Deed of Trust Date: 08/10/2020

Recording Date: 08/13/2020

Reception #: 2020000078185

Re-Recording Date

Re-Recorded #:

Legal: LOT TWENTY-THREE (23), BLOCK THREE (3), WESTMINSTER HILLS, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171930314024

Address: 8081 Stuart Street, Westminster, CO 80031

Original Note Amt: \$335,805.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$296,228.96

As Of: 03/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jennifer McGowan

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

Grantor (Borrower On Deed of Trust) Jennifer McGowan

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: 25-034148

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682122

NED Date: 07/28/2026

Reception #: 2026000044419

Original Sale Date: 11/18/2026

Deed of Trust Date: 12/23/2017

Recording Date: 12/29/2017

Reception #: 2017000114368

Re-Recording Date

Re-Recorded #:

Legal: Lot 50, Reunion Filing No. 11, County of Adams, State of Colorado.

Address: 10286 Sedalia St, Commerce City, CO 80022

Original Note Amt: \$308,800.00

LoanType: Unknown

Interest Rate: 4.875

Current Amount: \$337,700.80

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Citigroup Mortgage Loan Trust 2025-RP4

Current Owner: Nancy Allarid and Michael Allarid

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for HomeBridge
Financial Services, Inc. DBA Real Estate Mortgage Network, its successors and assigns

Grantor (Borrower On Deed of Trust) Nancy Allarid and Michael Allarid

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: CO24753

Phone: (303)274-0155

Fax: (303)274-0159

Notices of Election and Demand Filed in Adams County

From July 23, 2026 Through July 28, 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: A202682123

NED Date: 07/28/2026

Reception #: 2026000044422

Original Sale Date: 11/18/2026

Deed of Trust Date: 04/25/2019

Recording Date: 04/26/2019

Reception #: 2019000030927

Re-Recording Date

Re-Recorded #:

Legal: THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 330 FEET WEST AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 WHICH IS THE TRUE POINT OF BEGINNING; THENCE NORTH 100 FEET; THENCE WEST 70 FEET; THENCE SOUTH 100 FEET; THENCE EAST 70 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6411 E 68th Avenue, Commerce City, CO 80022

Original Note Amt: \$294,566.00

LoanType: FHA

Interest Rate: 5

Current Amount: \$260,021.14

As Of: 03/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jose Del Rosario Rodriguez Montes

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

Grantor (Borrower On Deed of Trust) Jose Del Rosario Rodriguez Montes

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: 22-028792

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682124

NED Date: 07/28/2026

Reception #: 2026000044424

Original Sale Date: 11/18/2026

Deed of Trust Date: 10/18/2022

Recording Date: 10/19/2022

Reception #: 2022000085599

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 6, DEER RUN PLANNED UNIT DEVELOPMENT, COUNTY OF ADAMS, STATE OF COLORADO

*As corrected by RE: Scrivener's Error Affidavit recorded July 14, 2026, at Reception No. 2026000040875 ADAMS, STATE OF COLORADO.

Address: 12581 Elm St, Thornton, CO 80241

Original Note Amt: \$362,484.00

LoanType: FHA

Interest Rate: 5.63

Current Amount: \$353,513.21

As Of: 10/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Jasmin R Gonzales AND Mathew J Cordova

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Click n' Close, Inc.

Grantor (Borrower On Deed of Trust) Mathew J Cordova and Jasmin R Gonzales

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

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

Attorney File Number: 22CO00286-3

Phone: (720)259-6710

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Notices of Election and Demand Filed in Adams County

From July 23, 2026 Through July 28, 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: A202682125

NED Date: 07/28/2026

Reception #: 2026000044420

Original Sale Date: 11/18/2026

Deed of Trust Date: 08/08/2023

Recording Date: 08/10/2023

Reception #: 2023000045798

Re-Recording Date

Re-Recorded #:

Legal: LOT I, BLOCK 1, SECOND CREEK FARM FILING NO. 2 - AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9481 TRUCKEE COURT, COMMERCE CITY, CO 80022

Original Note Amt: \$500,535.00

LoanType: VA

Interest Rate: 5.750

Current Amount: \$482,742.30

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: MIERAF SOLOMON SHIFERAW

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

Grantor (Borrower On Deed of Trust) MIERAF SOLOMON SHIFERAW

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010792174

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202682126

NED Date: 07/28/2026

Reception #: 2026000044427

Original Sale Date: 11/18/2026

Deed of Trust Date: 08/25/2016

Recording Date: 08/26/2016

Reception #: 2016000070924

Re-Recording Date

Re-Recorded #:

Legal: Lot 26, Block 8, Woodglen Filing No. 4, County of Adams, State of Colorado.

Address: 3324 W 115th Ave, Thornton, CO 80233

Original Note Amt: \$307,330.00

LoanType: FHA

Interest Rate: 3.875

Current Amount: \$247,967.26

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Helen Doizaki-Medina and Nellie Medina

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) Helen Doizaki-Medina and Nellie Medina

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: CO22196

Phone: (303)274-0155

Fax: (303)274-0159

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From July 23, 2026 Through July 28, 2026

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Foreclosure Number: A202682127

NED Date: 07/28/2026

Reception #: 2026000044421

Original Sale Date: 11/18/2026

Deed of Trust Date: 08/02/2019

Recording Date: 08/06/2019

Reception #: 2019000063171

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 1, RIVERDALE FARM RESIDENTIAL SUBDIVISION 3RD FILING, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0171925108015

Address: 8403 Monroe Way, 110B, Thornton, CO 80229

Original Note Amt: \$241,544.00

LoanType: FHA

Interest Rate: 4.5

Current Amount: \$213,191.63

As Of: 03/01/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Cano, Jr., Felipe, De Jesus
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)	Felipe De Jesus Cano, 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: 26-038161

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682128

NED Date: 07/28/2026

Reception #: 2026000044425

Original Sale Date: 11/18/2026

Deed of Trust Date: 11/29/2021

Recording Date: 11/30/2021

Reception #: 2021000139403

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 3, BROMLEY HEIGHTS SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156907412009

Address: 780 S 7th Ave, Brighton, CO 80601

Original Note Amt: \$387,845.00

LoanType: FHA

Interest Rate: 3

Current Amount: \$352,444.89

As Of: 03/01/2026

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Brandon Schlosser
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Brandon Schlosser

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: 26-038193

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From July 23, 2026 Through July 28, 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: A202682129

NED Date: 07/28/2026

Reception #: 2026000044426

Original Sale Date: 11/18/2026

Deed of Trust Date: 12/22/2021

Recording Date: 12/28/2021

Reception #: 2021000150466

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 4, VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4,
COUNTY OF ADAMS, STATE OF COLORADO

Address: 762 Tarragon Road, Brighton, CO 80640

Original Note Amt: \$461,476.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$421,785.86

As Of: 03/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Demetrius A Zuniga

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) Demetrius A Zuniga

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: 26-038195

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682130

NED Date: 07/28/2026

Reception #: 2026000044428

Original Sale Date: 11/18/2026

Deed of Trust Date: 02/21/2020

Recording Date: 02/24/2020

Reception #: 2020000017333

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 7, RANCHO VIEJO, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1777 East 96th Way, Thornton, CO 80229

Original Note Amt: \$346,500.00

LoanType: Unknown

Interest Rate: 7.000

Current Amount: \$324,596.12

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): SOUTHSTATE BANK, N.A.

Current Owner: Felix Sanchez Barajas and Yanet Gonzalez

Grantee (Lender On Deed of Trust): SOUTHWEST FUNDING, LP

Grantor (Borrower On Deed of Trust) FELIPE SANCHEZ BARAJAS

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/24/2026

Last Publication Date: 10/22/2026

Attorney for Beneficiary: Ringenberg & Beller, P.C.

Attorney File Number: 82130

Phone: (970)482-1056

Fax: (970)482-0819

Notices of Election and Demand Filed in Adams County

From July 23, 2026 Through July 28, 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: A202682131

NED Date: 07/28/2026

Reception #: 2026000044470

Original Sale Date: 11/18/2026

Deed of Trust Date: 07/27/2021

Recording Date: 08/10/2021

Reception #: 2021000095525

Re-Recording Date

Re-Recorded #:

Legal: LOT 18, BLOCK 3, HIGHLANDS AT WESTBURY SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11283 Osage Cir, Unit #F, Northglenn, CO 80234-4787

Original Note Amt: \$248,000.00

LoanType: Unknown

Interest Rate: 3.000

Current Amount: \$224,829.12

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Sean Spellman
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)	Sean Spellman

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-26-1058742-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682132

NED Date: 07/28/2026

Reception #: 2026000044471

Original Sale Date: 11/18/2026

Deed of Trust Date: 05/09/2005

Recording Date: 05/11/2005

Reception #: 20050511000502040

Re-Recording Date

Re-Recorded #:

Legal: LOT 21, BLOCK 5, CORONADO SUBDIVISION FOURTH FILLING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8387 Explorador Calle, Denver, CO 80229

Original Note Amt: \$176,000.00

LoanType: Unknown

Interest Rate: 6.000

Current Amount: \$134,933.46

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-2
Current Owner:	Osvaldo Gilberto Rubio and Janet Gonzalez
Grantee (Lender On Deed of Trust):	Premier Mortgage Funding Inc
Grantor (Borrower On Deed of Trust)	Osvaldo Gilberto Rubio

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-26-1058014-JH

Phone: (877)369-6122

Fax: (186)689-47369

Notices of Election and Demand Filed in Adams County

From July 23, 2026 Through July 28, 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: A202682133

NED Date: 07/28/2026

Reception #: 2026000044522

Original Sale Date: 11/18/2026

Deed of Trust Date: 09/11/2021

Recording Date: 09/21/2021

Reception #: 2021000111185

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 2, HKS ADDITION THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 466 Central Ave, Brighton, CO 80601

Original Note Amt: \$160,500.00

LoanType: Unknown

Interest Rate: 2.990

Current Amount: \$156,575.42

As Of:

Interest Type: Fixed

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

Current Owner: Luis G Pacheco

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) Luis G Pacheco

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-26-1058757-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682134

NED Date: 07/28/2026

Reception #: 2026000044521

Original Sale Date: 11/18/2026

Deed of Trust Date: 04/16/2021

Recording Date: 04/21/2021

Reception #: 2021000048934

Re-Recording Date

Re-Recorded #:

Legal: LOT 31, BLOCK 12, SAGE CREEK FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12503 Locust Way, Thornton, CO 80602-4656

Original Note Amt: \$467,626.00

LoanType: VA

Interest Rate: 2.25

Current Amount: \$412,820.38

As Of: 03/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC

Current Owner: Timothy Landavazo

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) Timothy Landavazo

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: 25-034125

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Fax: (303)706-9994