

Notices of Election and Demand Filed in Adams County

From August 07, 2025 Through August 07, 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: A202581325

NED Date: 08/07/2025

Reception #: 2025000045495

Original Sale Date: 12/10/2025

Deed of Trust Date: 06/16/2021

Recording Date: 06/18/2021

Reception #: 2021000073983

Re-Recording Date: 06/29/2021

Re-Recorded #: 2021000077028

Legal: LOT 4, BLOCK 1, BRIGHTON EAST FARMS FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4835 Oxbow Dr, Brighton, CO 80601

Original Note Amt: \$495,853.00

LoanType: FHA

Interest Rate: 3

Current Amount: \$455,755.90

As Of: 04/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	Patricia Arely Pena Reyes AND Oscar Escobedo Rodriguez
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)	Patricia Arely Pena Reyes AND Oscar Escobedo Rodriguez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/16/2025

Last Publication Date: 11/13/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035249

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581326

NED Date: 08/07/2025

Reception #: 2025000045496

Original Sale Date: 12/10/2025

Deed of Trust Date: 08/09/2019

Recording Date: 08/16/2019

Reception #: 2019000066783

Re-Recording Date:

Re-Recorded #:

Legal: LOT 43, BLOCK 12, NORTH GLENN - EIGHTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0171902415014

Address: 1827 East 113th Place, Northglenn, CO 80233

Original Note Amt: \$240,000.00

LoanType: Conventional

Interest Rate: 4.25

Current Amount: \$212,908.62

As Of: 01/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	CANVAS CREDIT UNION
Current Owner:	Robert Dean Cuba
Grantee (Lender On Deed of Trust):	CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust)	Robert Dean Cuba

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/16/2025

Last Publication Date: 11/13/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035350

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581327

NED Date: 08/07/2025

Reception #: 2025000045494

Original Sale Date: 12/10/2025

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: \$88,700.00

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: 10/16/2025

Last Publication Date: 11/13/2025

Attorney for Beneficiary: Brown Dunning Walker Fein Drusch P.C.

Attorney File Number: 3230-158 B

Phone: (303)329-3363

Fax:

Foreclosure Number: A202581328

NED Date: 08/07/2025

Reception #: 2025000045774

Original Sale Date: 12/10/2025

Deed of Trust Date: 07/20/2016

Recording Date: 07/21/2016

Reception #: 2016000058597

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 13, HOMESTEAD HILLS SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13633 DEXTER ST, THORNTON, CO 80602-6966

Original Note Amt: \$455,050.00

LoanType: Unknown

Interest Rate: 3.500

Current Amount: \$428,612.76

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING

Current Owner: ONKEO K SIVIXAI AND ONKEO K SIVIXAI

Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.

Grantor (Borrower On Deed of Trust): ONKEO K SIVIXAI AND BELEND A SAYAVONG

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/16/2025

Last Publication Date: 11/13/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010533412

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Foreclosure Number: A202581329

NED Date: 08/07/2025

Reception #: 2025000045775

Original Sale Date: 12/10/2025

Deed of Trust Date: 06/09/2020

Recording Date: 06/10/2020

Reception #: 2020000052609

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 5, QUAIL VALLEY SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14701 GAYLORD ST, THORNTON, CO 80602

Original Note Amt: \$448,585.00

LoanType: VA

Interest Rate: 3.500

Current Amount: \$414,970.99

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC

Current Owner: ERNEST RETIKIS

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS

Grantor (Borrower On Deed of Trust) ERNEST RETIKIS

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/16/2025

Last Publication Date: 11/13/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010548931

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581330

NED Date: 08/07/2025

Reception #: 2025000045777

Original Sale Date: 12/10/2025

Deed of Trust Date: 10/10/2022

Recording Date: 10/12/2022

Reception #: 2022000083759

Re-Recording Date

Re-Recorded #:

Legal: LOT 19, UNIT C, TOGETHER WITH GARAGE UNIT C, TOWNHOME MAP BALBOA PARK, ACCORDING TO THE MAP
RECORDED JANUARY 12, 2001 AT RECEPTION NUMBER C0750953, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2247 CORONADO PKWY N, #C, DENVER, CO 80229

Original Note Amt: \$312,881.00

LoanType: FHA

Interest Rate: 4.750

Current Amount: \$302,446.41

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC

Current Owner: RANDY LEON

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR CARDINAL FINANCIAL COMPANY

Grantor (Borrower On Deed of Trust) RANDY LEON

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/16/2025

Last Publication Date: 11/13/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010475226

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