

# Notices of Election and Demand Filed in Adams County

From August 19, 2025 Through August 19, 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:** A202581345

**NED Date:** 08/19/2025

**Reception #:** 2025000047700

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 04/17/2018

**Recording Date:** 04/20/2018

**Reception #:** 2018000031728

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 8, BLOCK 2, VILLAGES NORTH SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0171924108008

**Address:** 9210 Jackson Street, Thornton, CO 80229-4263

**Original Note Amt:** \$403,520.00

**LoanType:** Conventional

**Interest Rate:** 5.75

**Current Amount:** \$381,100.13

**As Of:** 04/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Francisco Javier Mendoza AND Brandy Martinez

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

**Grantor (Borrower On Deed of Trust)** Francisco Javier Mendoza AND Brandy Martinez

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 10/23/2025

**Last Publication Date:** 11/20/2025

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 23-029426

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** A202581346

**NED Date:** 08/19/2025

**Reception #:** 2025000047696

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 06/11/2021

**Recording Date:** 06/17/2021

**Reception #:** 2021000073421

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 29, BLOCK 2, TOWER GREEN/AURORA SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 18944 E Carmel Dr, Aurora, CO 80011

**Original Note Amt:** \$507,000.00

**LoanType:** FHA

**Interest Rate:** 6.52

**Current Amount:** \$181,025.24

**As Of:** 01/01/1950

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** FINANCE OF AMERICA REVERSE LLC

**Current Owner:** Juan Pedraza

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

**Grantor (Borrower On Deed of Trust)** Juan Pedraza

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 10/23/2025

**Last Publication Date:** 11/20/2025

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 25-035450

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** A202581347

**NED Date:** 08/19/2025 **Reception #:** 2025000047697

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 10/06/2021

**Recording Date:** 10/22/2021

**Reception #:** 2021000124701

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 6, Block 2, Fronterra Village Filing No. 1, County of Adams, State of Colorado.

**Address:** 10168 Idalia St, Commerce City, CO 80022

**Original Note Amt:** \$214,531.00

**LoanType:** VA

**Interest Rate:** 2.250

**Current Amount:** \$195,586.86

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation

**Current Owner:** Jackie L. Boyd Sr.

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

**Grantor (Borrower On Deed of Trust)** Jackie L. Boyd, Sr., surviving tenant of Rachel A. Ruiz, who passed away on October 13th, 2016

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 10/23/2025

**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** CO24529

**Phone:** (303)274-0155

**Fax:** (303)274-0159

**Foreclosure Number:** A202581348

**NED Date:** 08/19/2025 **Reception #:** 2025000047701

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 07/30/2020

**Recording Date:** 07/31/2020

**Reception #:** 2020000073740

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 5, BLOCK 46 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9281 Hoffman Way, THORNTON, CO 80229

**Original Note Amt:** \$332,859.00

**LoanType:** FHA

**Interest Rate:** 3.250

**Current Amount:** \$305,840.79

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Trestle Titling Trust-1

**Current Owner:** Timothy Eloy Martinez Jr and Kayla Ann Martinez

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc ("MERS") as nominee for Amerifirst Financial, Inc., Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Timothy Eloy Martinez and Kayla Ann Martinez

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 10/23/2025

**Last Publication Date:** 11/20/2025

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-24-999375-LL

**Phone:** (877)369-6122

**Fax:** (186)689-47369

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**Foreclosure Number:** A202581349

**NED Date:** 08/19/2025

**Reception #:** 2025000047702

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 07/23/2024

**Recording Date:** 08/05/2024

**Reception #:** 2024000042547

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 11, Block 1, Hawk Ridge Subdivision, County of Adams, State of Colorado

**Address:** 14330 Emporia Street, Brighton, CO 80602-5770

**Original Note Amt:** \$789,000.00

**LoanType:** Unknown

**Interest Rate:** 11.365

**Current Amount:** \$787,404.18

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** U S Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital  
Loan Trust 2024-5

**Current Owner:** Bruzer Construction, LLC

**Grantee (Lender On Deed of Trust):** Velocity Commercial Capital, LLC

**Grantor (Borrower On Deed of Trust)** Bruzer Construction, LLC

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 10/23/2025

**Last Publication Date:** 11/20/2025

**Attorney for Beneficiary:** Murr Siler Eckels Delaney, PC

**Attorney File Number:** 8407.020

**Phone:** (303)534-2277

**Fax:** (303)534-1313

**Foreclosure Number:** A202581350

**NED Date:** 08/19/2025

**Reception #:** 2025000047793

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 10/25/2024

**Recording Date:** 11/12/2024

**Reception #:** 2024000062646

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 14, BLOCK 6, FOXTON VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0172318209010

**Address:** 14197 East 101st Avenue, Commerce City, CO 80022

**Original Note Amt:** \$451,770.00

**LoanType:** FHA

**Interest Rate:** 5.5

**Current Amount:** \$450,279.73

**As Of:** 03/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** FREEDOM MORTGAGE CORPORATION

**Current Owner:** Jorge Reyes-Arteaga

**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)** Jorge Reyes-Arteaga

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 10/23/2025

**Last Publication Date:** 11/20/2025

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 25-035457

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** A202581351

**NED Date:** 08/19/2025

**Reception #:** 2025000047807

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 05/26/2021

**Recording Date:** 05/27/2021

**Reception #:** 2021000064545

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 11, BLOCK 14, FRONTERRA VILLAGE FILING NO. 1, AS AMENDED BY RATIFICATION OF RECORDED  
PLAT RECORDED AUGUST 23, 2002 UNDER RECEPTION NO. C1014402, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0172317303011

**Address:** 9965 Helena Street, Commerce City, CO 80022

**Original Note Amt:** \$432,030.00

**LoanType:** FHA

**Interest Rate:** 3.25

**Current Amount:** \$397,495.02

**As Of:** 04/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Ruth Hernandez AND Mary Tiffany Hernandez

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS  
SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Ruth Hernandez AND Mary Tiffany Hernandez

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 10/23/2025

**Last Publication Date:** 11/20/2025

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 23-030861

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** A202581352

**NED Date:** 08/19/2025

**Reception #:** 2025000047820

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 05/13/2022

**Recording Date:** 05/17/2022

**Reception #:** 2022000043997

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 20, Block 3, Turnberry Filing No. 1, as per the plat recorded June 30, 2005 at Reception No. 2005063000693950, County of  
Adams, State of Colorado.

**Address:** 10983 Uvalda Street, Commerce City, CO 80022

**Original Note Amt:** \$536,845.00

**LoanType:** Unknown

**Interest Rate:** 4.500

**Current Amount:** \$516,015.20

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Provident Funding Associates, L.P.

**Current Owner:** Bilendra Malla and Nitu Nakarmi

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

**Grantor (Borrower On Deed of Trust)** Bilendra Malla and Nitu Nakarmi

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 10/23/2025

**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** CO25255

**Phone:** (303)274-0155

**Fax:** (303)274-0159

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**Foreclosure Number:** A202581353

**NED Date:** 08/19/2025

**Reception #:** 2025000047907

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 09/06/2022

**Recording Date:** 09/16/2022

**Reception #:** 2022000077915

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 7, BLOCK 1, BLACKSTONE RANCH FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 56185 E. 25th Ave., Strasburg, CO 80136

**Original Note Amt:** \$130,000.00

**LoanType:** Unknown

**Interest Rate:** 6.690

**Current Amount:** \$129,870.38

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Sooper Credit Union d/b/a Climb Credit Union

**Current Owner:** Egnonoumi Adimou Kpossi

**Grantee (Lender On Deed of Trust):** Sooper Credit Union

**Grantor (Borrower On Deed of Trust)** Egnonoumi Adimou Kpossi

**Publication:** Eastern Colorado News (I-70 Sco **First Publication Date:** 10/24/2025

**Last Publication Date:** 11/21/2025

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP

**Attorney File Number:** 81353

**Phone:** (303)772-6666

**Fax:** (303)772-2822

**Foreclosure Number:** A202581354

**NED Date:** 08/19/2025

**Reception #:** 2025000047905

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 12/01/2021

**Recording Date:** 02/23/2022

**Reception #:** 2022000016322

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 10, BLOCK 77, NORTH GLENN-TWENTY-THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 1980 PHILLIPS DR, NORTHGLENN, CO 80233

**Original Note Amt:** \$431,048.00

**LoanType:** Unknown

**Interest Rate:** 3.152

**Current Amount:** \$402,267.97

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** GABRIEL HUMBERTO DELEON AND ALICIA DIANA THORNTON

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

**Grantor (Borrower On Deed of Trust)** GABRIEL HUMBERTO DELEON AND ANA CECILIA DELEON AND ALICIA DIANA  
THORNTON

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

**Last Publication Date:** 11/20/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010555779

**Phone:** (303)350-3711

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Adams County

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**Foreclosure Number:** A202581355

**NED Date:** 08/19/2025

**Reception #:** 2025000048024

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 07/04/2023

**Recording Date:** 07/10/2023

**Reception #:** 2023000038337

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** A PARCEL OF LAND LOCATED IN THE STATE OF CO, COUNTY OF ADAMS, WITH A SITUS ADDRESS OF 12972 UINTA CT, BRIGHTON CO 80602-8459 R030 CURRENTLY OWNED BY HEWITT TIMOTHY P HAVING A TAX ASSESSOR NUMBER OF R0147193 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS SUB:THE VILLAGES AT RIVERDALE FILING NO 2 BLK:9 LOT:7 AND DESCRIBED IN DOCUMENT NUMBER 59176 DATED 08/07/2012 AND RECORDED 08/13/2012.

**Address:** 12972 Uinta Ct, Brighton, CO 80602

**Original Note Amt:** \$76,000.00

**LoanType:** Unknown

**Interest Rate:** 14.99

**Current Amount:** \$76,000.00

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Coastal Community Bank

**Current Owner:** Timothy Hewitt

**Grantee (Lender On Deed of Trust):** Coastal Community Bank

**Grantor (Borrower On Deed of Trust)** Timothy Hewitt and Brooke Stein non-borrowing party

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 10/23/2025

**Last Publication Date:** 11/20/2025

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

**Attorney File Number:** CO25118

**Phone:** (303)274-0155

**Fax:** (303)274-0159

**Foreclosure Number:** A202581356

**NED Date:** 08/19/2025

**Reception #:** 2025000048071

**Original Sale Date:** 12/17/2025

**Deed of Trust Date:** 06/30/2017

**Recording Date:** 07/10/2017

**Reception #:** 2017000058583

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 4, BLOCK 3, CHERRYLANE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4499 East 95th Court, Thornton, CO 80229

**Original Note Amt:** \$418,000.00

**LoanType:** Unknown

**Interest Rate:** 4.875

**Current Amount:** \$438,511.14

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** AmeriHome Mortgage Company, LLC

**Current Owner:** Oned Martinez

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Citywide Home Loans, a Utah Corporation, Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Oned Martinez

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 10/23/2025

**Last Publication Date:** 11/20/2025

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-25-1021525-JH

**Phone:** (877)369-6122

**Fax:** (186)689-47369