

Notices of Election and Demand Filed in Adams County

From August 21, 2025 Through August 21, 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: A202581357

NED Date: 08/21/2025

Reception #: 2025000048361

Original Sale Date: 12/17/2025

Deed of Trust Date: 04/24/2015

Recording Date: 05/06/2015

Reception #: 2015000033400

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 21, PERL MACK MANOR, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182504212010

Address: 6961 ZUNI ST, DENVER, CO 80221

Original Note Amt: \$183,043.00

LoanType: FHA

Interest Rate: 4.25

Current Amount: \$145,991.51

As Of: 04/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Joseph Robert James Medina AND Jennifer Noel Berzoza

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 Robert James Medina AND Jennifer Noel Berzoza

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: 19-022998

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581358

NED Date: 08/21/2025

Reception #: 2025000048363

Original Sale Date: 12/17/2025

Deed of Trust Date: 06/08/2018

Recording Date: 06/15/2018

Reception #: 2018000048632

Re-Recording Date

Re-Recorded #:

Legal: LOT 50, BLOCK 3, PERL-MACK MANOR SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7131 Ruth Way, Denver, CO 80221

Original Note Amt: \$323,924.00

LoanType: FHA

Interest Rate: 5.125

Current Amount: \$287,748.07

As Of: 04/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Michael Anthony Ramirez

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) Michael Anthony Ramirez

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: 22-027155

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581359

NED Date: 08/21/2025

Reception #: 2025000048362

Original Sale Date: 12/17/2025

Deed of Trust Date: 11/04/2020

Recording Date: 11/12/2020

Reception #: 2020000117158

Re-Recording Date

Re-Recorded #:

Legal: LOT 14, BLOCK 4, CORONADO SUBDIVISION FOURTH FILING - AMENDED, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171926405020

Address: 8260 Jolene Way, Denver, CO 80229

Original Note Amt: \$272,585.00

LoanType: VA

Interest Rate: 2.375

Current Amount: \$243,661.90

As Of: 04/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION

Current Owner: Richard D. Shuler

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

Grantor (Borrower On Deed of Trust) RICHARD D. SHULER** JOINED BY KELLY L. SHULER, NON-TITLED SPOUSE
SIGNING TO WAIVE HOMESTEAD RIGHTS ONLY

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: 25-035527

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581360

NED Date: 08/21/2025

Reception #: 2025000048369

Original Sale Date: 12/17/2025

Deed of Trust Date: 12/29/2017

Recording Date: 01/02/2018

Reception #: 2018000000378

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 9758 Laredo St Unit 26B, Commerce City, CO 80022-9819

Original Note Amt: \$260,200.00

LoanType: FHA

Interest Rate: 2.875

Current Amount: \$261,895.84

As Of: 02/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): SELENE FINANCE LP

Current Owner: Miguel Angel Diaz, Jr

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) Miguel Angel Diaz, Jr

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: 25-035086

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581361

NED Date: 08/21/2025

Reception #: 2025000048364

Original Sale Date: 12/17/2025

Deed of Trust Date: 05/10/2024

Recording Date: 05/24/2024

Reception #: 2024000027791

Re-Recording Date

Re-Recorded #:

Legal: UNIT 3231 102ND PLACE, BUILDING P15, SETTLER'S CHASE-PROSPECTS, A CONDOMINIUM COMMUNITY, PHASE 8, ACCORDING TO THE CONDOMINIUM MAP, RECORDED OCTOBER 18, 2000, AT RECEPTION NO. C0722650, AND ACCORDING TO THE DECLARATION RECORDED MARCH 27, 2000 IN BOOK 6075 AT PAGE 655, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3231 E 102nd Pl, Thornton, CO 80229-8452

Original Note Amt: \$387,000.00

LoanType: Unknown

Interest Rate: 7.375

Current Amount: \$384,283.65

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): BOKF, N.A.
Current Owner: Richard Siekerka
Grantee (Lender On Deed of Trust): BOKF, NA DBA BOK Financial Mortgage
Grantor (Borrower On Deed of Trust): Richard Siekerka

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-25-1021989-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581362

NED Date: 08/21/2025

Reception #: 2025000048365

Original Sale Date: 12/17/2025

Deed of Trust Date: 07/07/2015

Recording Date: 07/22/2015

Reception #: 2015000058881

Re-Recording Date

Re-Recorded #:

Legal: Condominium Unit No. 203, Building 18, Cottonwood Villas, in accordance with the Declaration recorded on July 24, 1979 in Book 2369 at Page 552 and Re-recorded October 22, 1979 in Book 2397 at Page 919 and Condominium Map recorded August 23, 1979 at Reception No. 218723 of the Adams County Records; Together with the exclusive right to use the following Limited Common Elements: Parking Space(s) No. 631, County of Adams, State of Colorado.

Address: 12133 Melody Drive #203, Westminster, CO 80234

Original Note Amt: \$89,625.00

LoanType: Unknown

Interest Rate: 3.750

Current Amount: \$72,798.63

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): FirstBank
Current Owner: Melody 33-203 Properties, LLC
Grantee (Lender On Deed of Trust): FirstBank
Grantor (Borrower On Deed of Trust): Melody 33-203 Properties, LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/23/2025

Last Publication Date: 11/20/2025

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP

Attorney File Number: 4925-1548-4253.1

Phone: (303)623-9000

Fax:

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Foreclosure Number: A202581363

NED Date: 08/21/2025

Reception #: 2025000048477

Original Sale Date: 12/17/2025

Deed of Trust Date: 06/24/2021

Recording Date: 07/07/2021

Reception #: 2021000080611

Re-Recording Date

Re-Recorded #:

Legal: LOT 163, BUILDING 25, SHILOH FILING NO. 1 FILED ON OCTOBER 27, 1981 IN FILE NO. 14 OF MAP NO. 800
AND AS AMENDED BY AFFIDAVIT OF SLIGHT MODIFICATIONS-INITIAL PLAN FILED MARCH 29, 1982 IN FILE NO. 14
OF MAP NO. 840, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8124 NORTH WASHINGTON STREET, DENVER, CO 80229-5854

Original Note Amt: \$146,076.00

LoanType: VA

Interest Rate: 2.875

Current Amount: \$134,207.81

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC

Current Owner: CALVIN WILSON

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION

Grantor (Borrower On Deed of Trust) CALVIN WILSON

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: 00000010558377

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581364

NED Date: 08/21/2025

Reception #: 2025000048479

Original Sale Date: 12/17/2025

Deed of Trust Date: 01/10/2020

Recording Date: 01/23/2020

Reception #: 2020000007390

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLOCK 8, THORNTON VALLEY EAST 2ND FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 9111 MONROE STREET, THORNTON, CO 80229-4036

Original Note Amt: \$285,038.00

LoanType: FHA

Interest Rate: 3.500

Current Amount: \$252,300.54

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC

Current Owner: JAMES D. MARTINEZ

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR ACADEMY BANK N.A.

Grantor (Borrower On Deed of Trust) JAMES D. MARTINEZ

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: 00000010558369

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202581365

NED Date: 08/21/2025

Reception #: 2025000048513

Original Sale Date: 12/17/2025

Deed of Trust Date: 03/17/2012

Recording Date: 11/06/2012

Reception #: 2012000084132

Re-Recording Date

Re-Recorded #:

Legal: ALL THAT PARCEL OF LAND IN CITY OF WESTMINSTER, ADAMS COUNTY, STATE OF COLORADO, AS DESCRIBED IN DEED DOC # C0703600, ID# 0157316009002, BEING KNOWN AND DESIGNATED AS: LOT 2, SADDLEWOOD SUBDIVISION.

Address: 1071 W 149TH AVE, WESTMINSTER, CO 80023-7473

Original Note Amt: \$362,100.00

LoanType: Unknown

Interest Rate: 3.625

Current Amount: \$61,136.68

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Wilmington Trust, National Association not in its individual capacity but solely as Owner
Trustee of OSAT Trust 2021-1

Current Owner: ROBERT L SALVATORI AND AMBER WILLBANKS

Grantee (Lender On Deed of Trust): BANK OF AMERICA, N. A.

Grantor (Borrower On Deed of Trust): ROBERT L SALVATORI AND AMBER WILLBANKS

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: 00000010558773

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581366

NED Date: 08/21/2025

Reception #: 2025000048562

Original Sale Date: 12/17/2025

Deed of Trust Date: 08/30/2007

Recording Date: 09/06/2007

Reception #: 2007000085144

Re-Recording Date

Re-Recorded #:

Legal: LOT 18, BLOCK 5, MALCOM'S SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 155 NORTH 5TH AVENUE, BRIGHTON, CO 80601

Original Note Amt: \$196,200.00

LoanType: Unknown

Interest Rate: 8.990

Current Amount: \$222,894.41

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

Current Owner: MARCELINO VAZQUEZ AND LAURA VAZQUEZ

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
WILMINGTON FINANCE INC.

Grantor (Borrower On Deed of Trust): MARCELINO VAZQUEZ AND LAURA VAZQUEZ

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: 00000010558831

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202581367

NED Date: 08/21/2025 **Reception #:** 2025000048564
Original Sale Date: 12/17/2025
Deed of Trust Date: 01/07/2022 **Recording Date:** 01/19/2022 **Reception #:** 2022000004811
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 1, BROMLEY CREEK FILING 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2411 Cherry Circle, Brighton, CO 80601

Original Note Amt: \$535,128.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$500,944.70 **As Of:** 04/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Alexis Gregory-Romero AND Bonnie Gregory
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) Alexis Gregory-Romero AND Bonnie Gregory

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: 25-035508 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581368

NED Date: 08/21/2025 **Reception #:** 2025000048577
Original Sale Date: 12/17/2025
Deed of Trust Date: 07/15/2020 **Recording Date:** 07/16/2020 **Reception #:** 2020000066651
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit A

Address: 8751 Pearl St. Unit T4, Thornton, CO 80229-4744

Original Note Amt: \$259,350.00 **LoanType:** Unknown **Interest Rate:** 3.440
Current Amount: \$235,099.70 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Gage Andrew Wecker
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Quicken Loans,
LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Gage Andrew Wecker

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: CO25303 **Phone:** (303)274-0155 **Fax:** (303)274-0159