

Notices of Election and Demand Filed in Adams County

From August 27, 2026 Through August 27, 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: A202682211

NED Date: 08/27/2026

Reception #: 2026000051206

Original Sale Date: 12/16/2026

Deed of Trust Date: 03/12/2021

Recording Date: 03/26/2021

Reception #: 2021000004732

Re-Recording Date

Re-Recorded #:

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

Address: 8931 Ventura St, Commerce City, CO 80022

Original Note Amt: \$390,618.00

LoanType: Unknown

Interest Rate: 3.875

Current Amount: \$354,377.72

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Navy Federal Credit Union

Current Owner: Terra Cook

Grantee (Lender On Deed of Trust): Navy Federal Credit Union

Grantor (Borrower On Deed of Trust): Terra Cooke, individual

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO260107

Phone: (319)234-2530

Fax: (319)232-6341

Foreclosure Number: A202682212

NED Date: 08/27/2026

Reception #: 2026000051205

Original Sale Date: 12/16/2026

Deed of Trust Date: 07/26/2012

Recording Date: 07/30/2012

Reception #: 2012000054925

Re-Recording Date

Re-Recorded #:

Legal: LOT 130, GRANGE CREEK FILING NO.5, P.U.D. COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4902 EAST 108TH PLACE, THORNTON, CO 80233

Original Note Amt: \$196,377.00

LoanType: FHA

Interest Rate: 4.125

Current Amount: \$257,442.35

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: JOHNNY LARA AND MICHELLE T. MARTINEZ

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): JOHNNY LARA

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-022272

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202682213

NED Date: 08/27/2026 **Reception #:** 2026000051204
Original Sale Date: 12/16/2026
Deed of Trust Date: 02/25/2021 **Recording Date:** 02/26/2021 **Reception #:** 2021000023685
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 12,
TALON VIEW SUBDIVISION - AMENDMENT NO.1,
COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7493 East 157th Place, Thornton, CO 80602

Original Note Amt: \$470,068.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$418,865.36 **As Of:** 04/01/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Gregory George Lucero AND Kristen Beatrice Lucero
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI
MORTGAGE COMPANY, LTD, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Gregory George Lucero AND Kristen Beatrice Lucero

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/22/2026
Last Publication Date: 11/19/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 26-038464 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202682214

NED Date: 08/27/2026 **Reception #:** 2026000051207
Original Sale Date: 12/16/2026
Deed of Trust Date: 02/16/2016 **Recording Date:** 02/17/2016 **Reception #:** 2016000012085
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 50, OF BLOCKS 50 AND 51 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9360 Nagel Drive, Thornton, CO 80229

Original Note Amt: \$243,508.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: \$174,354.14 **As Of:** 01/01/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Becerra Pulido, Juan, Guadalupe
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) Juan Guadalupe Becerra Pulido

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/22/2026
Last Publication Date: 11/19/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 26-038503 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202682215

NED Date: 08/27/2026

Reception #: 2026000051208

Original Sale Date: 12/16/2026

Deed of Trust Date: 10/10/2023

Recording Date: 10/17/2023

Reception #: 2023000058760

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BRIGHTON MALL SIXTH FILING, COUNTY OF ADAM, STATE OF COLORADO.

Address: 495 MILLER AVE, BRIGHTON, CO 80601

Original Note Amt: \$95,300.00

LoanType: Unknown

Interest Rate: 11.375

Current Amount: \$94,381.89

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2024-CES1

Current Owner: JOHN C. MCRYHEW AND KATHLEEN FAYE MCRYHEW

Grantee (Lender On Deed of Trust): SPRING EQ, LLC

Grantor (Borrower On Deed of Trust): JOHN C. MCRYHEW AND KATHLEEN FAYE MCRYHEW

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010880045

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202682216

NED Date: 08/27/2026

Reception #: 2026000051261

Original Sale Date: 12/16/2026

Deed of Trust Date: 12/29/2017

Recording Date: 01/03/2018

Reception #: 2018000000684

Re-Recording Date

Re-Recorded #:

Legal: LOTS 27 AND 28, BLOCK 36, AURORA, EXCEPT ANY PORTION LYING WITHIN THE ALLEY AS DEDICATED BY AN INSTRUMENT RECORDED SEPTEMBER 11, 1929 IN BOOK 181 AT PAGE 66, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182334320010

Address: 1615 Boston Street, Aurora, CO 80010

Original Note Amt: \$250,381.00

LoanType: FHA

Interest Rate: 4.75

Current Amount: \$212,755.53

As Of: 04/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: David Rivera

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): David Rivera

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038473

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202682217

NED Date: 08/27/2026

Reception #: 2026000051264

Original Sale Date: 12/16/2026

Deed of Trust Date: 11/25/2015

Recording Date: 01/05/2016

Reception #: 2016000000531

Re-Recording Date

Re-Recorded #:

Legal: SITUATED IN THE COUNTY OF ADAMS AND STATE OF COLORADO, TO-WIT:

LOT 22, BLOCK 20, SHOREWOOD ESTATES, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2009000093701, OF THE ADAMS COUNTY, COLORADO RECORDS.

Address: 561 78th Pl W, Denver, CO 80221-4005

Original Note Amt: \$73,000.00

LoanType: Unknown

Interest Rate: 5.0000

Current Amount: \$33,395.53

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): U.S. Bank National Association

Current Owner: Uriel Olivas and Maria D. Rodriguez

Grantee (Lender On Deed of Trust): U.S. Bank National Association

Grantor (Borrower On Deed of Trust): Uriel Olivas and Maria D. Rodriguez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1061314-JH

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202682218

NED Date: 08/27/2026

Reception #: 2026000051267

Original Sale Date: 12/16/2026

Deed of Trust Date: 09/08/2004

Recording Date: 09/15/2004

Reception #: 20040915000904760

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT NO. 3, BUILDING NO. 9142, AUTUMN CREEK CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON MARCH 19, 2001, RECEPTION NO. C0774826 AT PAGE 0001-054 OF THE ADAMS COUNTY RECORDS, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE THE FOLLOWING LIMITED COMMON ELEMENTS: PARKING, GARAGE OR CARPORT SPACE NUMBER 377, AND STORAGE SPACE NUMBER N/A, COUNTY OF ADAMS, STATE OF COLORADO

Address: 9142 Gale Boulevard Unit 3, Thornton, CO 80260

Original Note Amt: \$150,000.00

LoanType: Unknown

Interest Rate: 5.875

Current Amount: \$128,096.22

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): US Bank Trust Company National Association, not in its individual capacity, but solely as owner trustee for GS MORTGAGE-BACKED SECURITIES TRUST 2024-RPL3

Current Owner: Janet L. Giron and Ercilia A. Giron

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Janet L. Giron and Ercilia A. Giron

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1061505-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682219

NED Date: 08/27/2026

Reception #: 2026000051266

Original Sale Date: 12/16/2026

Deed of Trust Date: 08/12/2022

Recording Date: 08/16/2022

Reception #: 2022000069080

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 2, PENRITH PARK AMENDMENT #2, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 140 Racer Street, Bennett, CO 80102

Original Note Amt: \$521,760.00

LoanType: FHA

Interest Rate: 4.750

Current Amount: \$492,600.91

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC

Current Owner: David J Duncan and Lexus A Duncan

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

Grantor (Borrower On Deed of Trust) David J Duncan and Lexus A Duncan

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1060568-JH

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202682220

NED Date: 08/27/2026

Reception #: 2026000051274

Original Sale Date: 12/16/2026

Deed of Trust Date: 07/07/2021

Recording Date: 07/14/2021

Reception #: 2021000084250

Re-Recording Date

Re-Recorded #:

Legal: Lot 4, Block 6, Notts Landing Subdivision Filing No. 1, County of Adams, State of Colorado.

Address: 5252 E 116th Ave, Thornton, CO 80233

Original Note Amt: \$404,700.00

LoanType: Unknown

Interest Rate: 3.375

Current Amount: \$368,162.12

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Onslow Bay Financial LLC

Current Owner: Bubun Sutanto and Maria Nunung

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

Grantor (Borrower On Deed of Trust) Bubun Sutanto and Maria Nunung

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

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

Attorney File Number: CO27488

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202682221

NED Date: 08/27/2026

Reception #: 2026000051291

Original Sale Date: 12/16/2026

Deed of Trust Date: 10/25/2004

Recording Date: 11/01/2004

Reception #: 20041101001097890

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, RESUBDIVISION OF PART OF BLOCK 179, BOSTON HEIGHTS SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1718 Macon Street, Aurora, CO 80010

Original Note Amt: \$127,398.00

LoanType: FHA

Interest Rate: 5.25

Current Amount: \$50,847.64

As Of: 05/01/2025

Interest Type: Adjustable

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION

Current Owner: Bernadette M. Jaure,Luis A. Luna

Grantee (Lender On Deed of Trust): Optimum Mortgage Services Inc., Corporation

Grantor (Borrower On Deed of Trust) Bernadette M. Jaure and Luis A. Luna

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

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

Attorney File Number: 24CO00400-2

Phone: (720)259-6710

Fax: (720)379-1375

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Foreclosure Number: A202682222

NED Date: 08/27/2026

Reception #: 2026000051284

Original Sale Date: 12/16/2026

Deed of Trust Date: 11/01/2021

Recording Date: 11/09/2021

Reception #: 2021000131236

Re-Recording Date

Re-Recorded #:

Legal: The land referred to in this document is situated in the State of Colorado, County of Adams, and is described as follows:

CONDOMINIUM UNIT 2503, BUILDING 25, WELBY HILL I CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED ON AUGUST 24, 2000 AT RECEPTION NO. C0704165, IN THE RECORDS OF THE OFFICE OF THE CLERK, AND RECORDER OF ADAMS COUNTY, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR WELBY HILL I CONDOMINIUMS, RECORDED ON JULY 17, 1985 IN BOOK 2958 AT PAGE 491 AND THE ANNEXATION RECORDED AUGUST 24, 2000 IN BOOK 6233 AT PAGE 773, IN SAID RECORDS, COUNTY OF ADAMS, STATE OF COLORADO, ANY AND ALL AMENDMENTS, ANNEXATIONS AND SUPPLEMENTALS THERETO, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171925302259

Address: 8199 Welby Road Apartment 2503, Denver, CO 80229

Original Note Amt: \$314,204.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$285,999.00

As Of: 04/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Robert Erich Wright

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

Grantor (Borrower On Deed of Trust) Robert Erich Wright

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038484

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202682223

NED Date: 08/27/2026

Reception #: 2026000051502

Original Sale Date: 12/16/2026

Deed of Trust Date: 09/20/2024

Recording Date: 09/30/2024

Reception #: 2024000053427

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 2, SIGNAL CREEK SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13252 ELIZABETH ST, THORNTON, CO 80241

Original Note Amt: \$744,761.00

LoanType: Unknown

Interest Rate: 8.250

Current Amount: \$734,261.79

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	SILVANO PATRICIO PALMA AND FRANCIS JANETHE PADILLA BACA
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GOLD STAR MORTGAGE FINANCIAL GROUP
Grantor (Borrower On Deed of Trust)	SILVANO PATRICIO PALMA AND FRANCIS JANETHE PADILLA BACA

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010879674

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202682224

NED Date: 08/27/2026

Reception #: 2026000051357

Original Sale Date: 12/16/2026

Deed of Trust Date: 03/29/2012

Recording Date: 03/30/2012

Reception #: 2012000023663

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 14, CONCORD FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5190 East 120th Place, Thornton, CO 80241

Original Note Amt: \$151,070.00

LoanType: Unknown

Interest Rate: 3.750

Current Amount: \$101,099.98

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Nicole Chancey
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for WR Starkey Mortgage, L.L.P., its successors and assigns
Grantor (Borrower On Deed of Trust)	Nicole Chancey

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/22/2026

Last Publication Date: 11/19/2026

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

Attorney File Number: CO27985

Phone: (303)274-0155

Fax: (303)274-0159