

Notices of Election and Demand Filed in Adams County

From September 03, 2026 Through September 03, 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: A202682225

NED Date: 09/03/2026

Reception #: 2026000053012

Original Sale Date: 01/06/2027

Deed of Trust Date: 10/21/2024

Recording Date: 10/25/2024

Reception #: 2024000059045

Re-Recording Date

Re-Recorded #:

Legal: NORTH 40 FEET OF LOT 15, AND SOUTH 10 FEET OF LOT 16, BLOCK 157, GIFFORD GARDENS, COUNTY OF ADAMS, COLORADO. THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 9 AT PAGE 119.

Address: 2055 Lima St, Aurora, CO 80010-1333

Original Note Amt: \$287,360.00

LoanType: VA

Interest Rate: 5.490

Current Amount: \$284,798.24

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC

Current Owner: Shirley A. Tucker

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

Grantor (Borrower On Deed of Trust) Shirley A. Tucker

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

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

Attorney File Number: CO26221

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202682226

NED Date: 09/03/2026

Reception #: 2026000053006

Original Sale Date: 01/06/2027

Deed of Trust Date: 12/08/2020

Recording Date: 12/10/2020

Reception #: 2020000129430

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 9, VILLAGE AT SOUTHGATE BRIGHTON, FILING 2 AMENDING LOT 1, BLOCK 3 AND LOT 1, BLOCK 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 737 Shooting Star Way, Brighton, CO 80640

Original Note Amt: \$378,615.00

LoanType: FHA

Interest Rate: 2.99

Current Amount: \$338,057.38

As Of: 12/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC

Current Owner: Julia Erin Torres

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

Grantor (Borrower On Deed of Trust) Julia Erin Torres

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

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

Attorney File Number: 26CO00248-1

Phone: (720)259-6710

Fax: (720)379-1375

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Foreclosure Number: A202682227

NED Date: 09/03/2026

Reception #: 2026000053013

Original Sale Date: 01/06/2027

Deed of Trust Date: 01/23/2024

Recording Date: 01/23/2024

Reception #: 2024000003647

Re-Recording Date

Re-Recorded #:

Legal: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DENVER, IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND AS DESCRIBED AS FOLLOWS:
Lot 1, A Resubdivision of a Part of Valley Vista Filing No. 3 - Plat Correction, according to the plat thereof recorded April 26, 2013 at Reception No. 2013000035451, County of Adams, State of Colorado.
FOR INFORMATIONAL PURPOSES ONLY: ASSESSOR Parcel No. R0181257 / 0171933412005

Address: For informational purposes only: 7500 Dakin Street, Denver, CO 80221

Original Note Amt: \$49,494,000.00

LoanType: Unknown

Interest Rate: 6.04

Current Amount: \$49,494,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Citibank, N.A., as Trustee for the Registered Holders of Morgan Stanley Capital I Inc., Multifamily Mortgage Pass-Through Certificates, Series 2024-K522

Current Owner: Boulder CR Apts LLC

Grantee (Lender On Deed of Trust): Regions Bank

Grantor (Borrower On Deed of Trust): Boulder CR Apts LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Polsinelli PC

Attorney File Number: 110602022.2

Phone: (303)572-9300

Fax:

Foreclosure Number: A202682228

NED Date: 09/03/2026

Reception #: 2026000053005

Original Sale Date: 01/06/2027

Deed of Trust Date: 11/15/2021

Recording Date: 11/17/2021

Reception #: 2021000134915

Re-Recording Date

Re-Recorded #:

Legal: Lot 4, Block 4, Turnberry Filing No. 1, as per the plat recorded June 30, 2005, under Reception No. 20050630000693950, County of Adams, State of Colorado.

Address: 13123 E 109th Avenue, Commerce City, CO 80022

Original Note Amt: \$542,983.00

LoanType: FHA

Interest Rate: 3.5

Current Amount: \$495,007.33

As Of: 04/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): M&T Bank

Current Owner: Ana Elkins and Angelo Elkins

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

Grantor (Borrower On Deed of Trust): Angelo Elkins and Ana Elkins

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

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

Attorney File Number: 25CO00381-2

Phone: (720)259-6710

Fax: (720)379-1375

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Foreclosure Number: A202682229

NED Date: 09/03/2026

Reception #: 2026000053016

Original Sale Date: 01/06/2027

Deed of Trust Date: 12/05/2002

Recording Date: 12/13/2002

Reception #: C1067046

Re-Recording Date

Re-Recorded #:

Legal: LOT 18, BLOCK 5, HARVEST RIDGE FILING NO. 2, RECORDED APRIL 22, 1999 AT RECEPTION NO. C0532746, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9934 Harris St, Thornton, CO 80229

Original Note Amt: \$200,500.00

LoanType: Unknown

Interest Rate: 5.125

Current Amount: \$112,560.70

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3

Current Owner: Fernando Marquez and Guillermina Marquez

Grantee (Lender On Deed of Trust): U.S. Bank N.A.

Grantor (Borrower On Deed of Trust) Fernando Marquez and Guillermina Marquez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

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

Attorney File Number: CO23863

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202682230

NED Date: 09/03/2026

Reception #: 2026000053023

Original Sale Date: 01/06/2027

Deed of Trust Date: 12/02/2022

Recording Date: 12/09/2022

Reception #: 2022000096113

Re-Recording Date

Re-Recorded #:

Legal: LOT 22, BLOCK 5, COTTONWOOD LAKES PLANNED UNIT DEVELOPMENT NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13143 Saint Paul Circle, Thornton, CO 80241

Original Note Amt: \$534,187.00

LoanType: FHA

Interest Rate: 5.625

Current Amount: \$513,190.70

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC

Current Owner: Robert L. Melroy

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

Grantor (Borrower On Deed of Trust) Robert L. Melroy

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1060155-JH

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202682231

NED Date: 09/03/2026

Reception #: 2026000053007

Original Sale Date: 01/06/2027

Deed of Trust Date: 09/24/2019

Recording Date: 10/08/2019

Reception #: 2019000085769

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 11, 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.

Address: 10099 JASPER STREET, COMMERCE CITY, CO 80022

Original Note Amt: \$307,793.00

LoanType: FHA

Interest Rate: 3.500

Current Amount: \$292,379.69

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): NEWREZ LLC

Current Owner: JERROD NELLOR AND JODIE NELLOR

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

Grantor (Borrower On Deed of Trust) JERROD NELLOR AND JODIE NELLOR

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010917482

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202682232

NED Date: 09/03/2026

Reception #: 2026000053020

Original Sale Date: 01/06/2027

Deed of Trust Date: 09/18/2025

Recording Date: 09/22/2025

Reception #: 2025000055251

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 633, BUILDING C, CEDAR BRIDGE CONDOMINIUMS, PHASE IIA, ACCORDING TO THE CONDOMINIUM MAP APPEARING IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, COLORADO RECORDED SEPTEMBER 10, 1984 UNDER RECEPTION NO. B526940, AS DEFINED AND DESCRIBED IN THAT CONDOMINIUM DECLARATION FOR CEDAR BRIDGE CONDOMINIUMS, APPEARING IN SUCH RECORDS RECORDED MAY 18, 1984 IN BOOK 2873 AT PAGE 885 AND FIRST SPECIAL AMENDMENT RECORDED SEPTEMBER 10, 1984 IN BOOK 2915 AT PAGE 787 AND FIRST SUPPLEMENT RECORDED SEPTEMBER 10, 1984 IN BOOK 2915 AT PAGE 795, COUNTY OF ADAMS, STATE OF COLORADO.

*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. §38-35-109(5) recorded in the records of Adams County, Colorado, on 11/6/2025 at Reception No. 2025000065815 to correct the legal description.

Address: 11195 Alcott St #D, Westminster, CO 80234

Original Note Amt: \$286,150.00

Loan Type: Unknown

Interest Rate: 6.625

Current Amount: \$285,131.75

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC

Current Owner: Elizabeth Moore

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) Elizabeth Moore

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1060728-JH

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202682233

NED Date: 09/03/2026 **Reception #:** 2026000053011
Original Sale Date: 01/06/2027
Deed of Trust Date: 06/15/2017 **Recording Date:** 06/19/2017 **Reception #:** 2017000052162
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27, BLOCK 2, DOWNING PARK SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1450 E 96th Dr, Thornton, CO 80229

Original Note Amt: \$264,000.00 **LoanType:** Unknown **Interest Rate:** 4.500
Current Amount: \$226,307.59 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Rocket Mortgage, LLC
Current Owner: Clayton S. Brady
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Plum Creek
Funding Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Clayton S. Brady

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/12/2026
Last Publication Date: 12/10/2026

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

Attorney File Number: CO27809 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202682234

NED Date: 09/03/2026 **Reception #:** 2026000053009
Original Sale Date: 01/06/2027
Deed of Trust Date: 06/27/2024 **Recording Date:** 07/02/2024 **Reception #:** 2024000035812
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 26, WILLOW BEND SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14861 FOREST WAY, Thornton, CO 80602

Original Note Amt: \$90,000.00 **LoanType:** Conventional **Interest Rate:** 9.89
Current Amount: \$89,196.36 **As Of:** 03/15/2026 **Interest Type:** Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION
Current Owner: MICHAEL JOHN REILLY
Grantee (Lender On Deed of Trust): CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust) MICHAEL JOHN REILLY

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/12/2026
Last Publication Date: 12/10/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038383 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202682235

NED Date: 09/03/2026

Reception #: 2026000053017

Original Sale Date: 01/06/2027

Deed of Trust Date: 02/25/2022

Recording Date: 03/01/2022

Reception #: 2022000018264

Re-Recording Date

Re-Recorded #:

Legal: LOT 84, BLOCK 1, PARKVIEW, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11670 Community Center Dr Apt 84, Northglenn, CO 80233

Original Note Amt: \$304,000.00

LoanType: Unknown

Interest Rate: 4.474

Current Amount: \$293,428.68

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	United Wholesale Mortgage, LLC
Current Owner:	Kristen Marie Olmstead
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)	Kristen Marie Olmstead

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1062278-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202682236

NED Date: 09/03/2026

Reception #: 2026000053018

Original Sale Date: 01/06/2027

Deed of Trust Date: 12/15/2003

Recording Date: 01/08/2004

Reception #: C1262752

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 8, EAGLE CREEK SUBDIVISION, FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9671 Eagle Creek Parkway, Commerce City, CO 80022

Original Note Amt: \$119,500.00

LoanType: Unknown

Interest Rate: 6.375

Current Amount: \$96,845.92

As Of:

Interest Type: Adjustable

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:	Jefferey Chevarria
Grantee (Lender On Deed of Trust):	First Franklin Financial Corp., a subsidiary of National City Bank of Indiana
Grantor (Borrower On Deed of Trust)	Jefferey Chevarria

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1061636-JH

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202682237

NED Date: 09/03/2026

Reception #: 2026000053014

Original Sale Date: 01/06/2027

Deed of Trust Date: 02/03/2026

Recording Date: 02/10/2026

Reception #: 2026000006919

Re-Recording Date

Re-Recorded #:

Legal: That part of the Southwest Quarter (SW1/4) of the Southwest quarter (SW1/4) of Section Twenty-Eight (28), Township Two (2) South, Range Sixty-Seven, (67) West, former known as Block Eighty-Seven (87) and Block Eighty-Eight (88), IRONDALE, now vacated, EXCEPT the North 396 feet thereof and EXCEPT that portion conveyed to the City of Commerce City by Mario A. Archulea in Deed recorded January 25, 2007 at Reception No. 2007000009104, County of Adams, State of Colorado.

Address: 8150 Quebec St, Commerce City, CO 80022

Original Note Amt: \$375,000.00

LoanType: Unknown

Interest Rate: 18.50

Current Amount: \$375,000.00

As Of: 02/03/2026

Interest Type: Fixed

Current Lender (Beneficiary):	TRI-STATE MORTGAGE
Current Owner:	RTW MANAGEMENT, LLC
Grantee (Lender On Deed of Trust):	TRI-STATE MORTGAGE
Grantor (Borrower On Deed of Trust)	RTW MANAGEMENT, LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Gelman Law LLC

Attorney File Number: 82237

Phone: (303)740-8494

Fax:

Foreclosure Number: A202682238

NED Date: 09/03/2026

Reception #: 2026000053019

Original Sale Date: 01/06/2027

Deed of Trust Date: 05/06/2021

Recording Date: 05/07/2021

Reception #: 2021000056594

Re-Recording Date

Re-Recorded #:

Legal: LOT 21, REUNION FILING NO. 36, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 17952 E 103rd Ave, Commerce City, CO 80022-0693

Original Note Amt: \$287,260.00

LoanType: Unknown

Interest Rate: 4.000

Current Amount: \$263,802.61

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	PNC BANK, NATIONAL ASSOCIATION
Current Owner:	Walter Leonard Jackson Jr
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Nest Home Lending, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Walter Leonard Jackson Jr

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1058280-JH

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202682239

NED Date: 09/03/2026

Reception #: 2026000053015

Original Sale Date: 01/06/2027

Deed of Trust Date: 08/25/2015

Recording Date: 08/31/2015

Reception #: 2015000072532

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, EXCEPT THE EAST 5 FEET THEREOF, BLOCK 2, MARION MANOR, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182516201008

Address: 1722 West 56th Avenue, Denver, CO 80221

Original Note Amt: \$260,200.00

LoanType: Conventional

Interest Rate: 7.25

Current Amount: \$230,442.26

As Of: 03/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: TANIA B. DELGADO PACHECO

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

Grantor (Borrower On Deed of Trust) TANIA B. DELGADO PACHECO

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 21-026106

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682240

NED Date: 09/03/2026

Reception #: 2026000053021

Original Sale Date: 01/06/2027

Deed of Trust Date: 05/22/2023

Recording Date: 05/23/2023

Reception #: 2023000028576

Re-Recording Date

Re-Recorded #:

Legal: LOT 21, BLOCK 1, PRAIRIE CENTER VILLAGE I SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF
COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2017 UNDER RECEPTION NO.
2017000114002.

Address: 1757 Papuan Court, Brighton, CO 80601

Original Note Amt: \$539,224.00

LoanType: FHA

Interest Rate: 4.875

Current Amount: \$518,861.72

As Of: 12/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC

Current Owner: Melissa Feavel AND Benjamin Oleska

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

Grantor (Borrower On Deed of Trust) Melissa Feavel AND Benjamin Oleska

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038572

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202682241

NED Date: 09/03/2026

Reception #: 2026000053010

Original Sale Date: 01/06/2027

Deed of Trust Date: 07/01/2019

Recording Date: 07/02/2019

Reception #: 2019000051532

Re-Recording Date

Re-Recorded #:

Legal: LOT 14, BLOCK 2, CALAHAN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172132104014

Address: 7890 Olive St, Commerce City, CO 80022

Original Note Amt: \$319,113.00

LoanType: FHA

Interest Rate: 4.875

Current Amount: \$283,757.40

As Of: 12/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Felix Sanchez

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

Grantor (Borrower On Deed of Trust) Felix Sanchez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034622

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682242

NED Date: 09/03/2026

Reception #: 2026000053139

Original Sale Date: 01/06/2027

Deed of Trust Date: 06/18/2024

Recording Date: 06/24/2024

Reception #: 2024000033776

Re-Recording Date

Re-Recorded #:

Legal: Condominium unit 147, condominium building 3, prospector's point amended, according to the condominium map for prospector's point amended recorded december 18, 1979 and under reception number b239908 in the records of the office of the clerk and recorder of adams county, colorado, as defined and described in condominium declaration for prospector's point recorded december 18, 1979 in book 2414 at page 263, county of adams, state of colorado.

Address: 2760 W. 86th Ave Condo 147, Westminster, CO 80031

Original Note Amt: \$223,188.00

LoanType: VA

Interest Rate: 5.75

Current Amount: \$220,562.50

As Of: 07/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): Village Capital & Investment LLC

Current Owner: Jose E Leon

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

Grantor (Borrower On Deed of Trust) Jose E Leon

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

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

Attorney File Number: 26CO00026-1

Phone: (720)259-6710

Fax: (720)379-1375

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From September 03, 2026 Through September 03, 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: A202682243

NED Date: 09/03/2026

Reception #: 2026000053141

Original Sale Date: 01/06/2027

Deed of Trust Date: 05/22/2018

Recording Date: 05/23/2018

Reception #: 2018000041635

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 7, THE VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12168 KITTREDGE ST, Commerce City, CO 80603-6929

Original Note Amt: \$387,845.00

LoanType: FHA

Interest Rate: 3

Current Amount: \$339,434.94

As Of: 11/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: James Patrick Morgan

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) James Patrick Morgan

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-028766

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From September 03, 2026 Through September 03, 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: A202682244

NED Date: 09/03/2026

Reception #: 2026000053142

Original Sale Date: 01/06/2027

Deed of Trust Date: 08/06/2021

Recording Date: 08/10/2021

Reception #: 2021000094640

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT NO. H, BUILDING NO. 28, OAKSHIRE CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED NOVEMBER 3, 1981, IN BOOK 2598 AT PAGE 290 AND CONDOMINIUM MAP RECORDED NOVEMBER 3, 1981, AS RECEPTION NO. B350543 AND ANY AND ALL RECORDED AMENDMENTS THERETO, OF THE ADAMS COUNTY RECORDS, STATE OF COLORADO, TOGETHER WITH EXCLUSIVE RIGHT TO USE THE FOLLOWING COMMON ELEMENTS: PARKING SPACE 602, AND STORAGE SPACE 28-H, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0172106223041

Address: 11901 Bellaire St Apartment H, Thornton, CO 80233

Original Note Amt: \$247,435.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$223,819.56

As Of: 04/01/2026

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Kang, Phalie

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) Phalie Kang

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038574

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From September 03, 2026 Through September 03, 2026

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Foreclosure Number: A202682245

NED Date: 09/03/2026

Reception #: 2026000053146

Original Sale Date: 01/06/2027

Deed of Trust Date: 09/30/2022

Recording Date: 10/05/2022

Reception #: 2022000081695

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 3, BRIGHTON NORTH VILLAGE P.U.D. SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0156906118007

Address: 412 N 9th Ave, Brighton, CO 80601

Original Note Amt: \$436,939.00

LoanType: FHA

Interest Rate: 6

Current Amount: \$419,308.25

As Of: 12/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Kasandra R Jefferson AND Gabriel D Willis

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) Kasandra R Jefferson AND Gabriel D Willis

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 26-038580

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682246

NED Date: 09/03/2026

Reception #: 2026000053153

Original Sale Date: 01/06/2027

Deed of Trust Date: 12/27/2019

Recording Date: 01/27/2020

Reception #: 202000008100

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 7, THE VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12148 Kittredge St, Commerce City, CO 80603

Original Note Amt: \$340,300.00

LoanType: Unknown

Interest Rate: 3.999

Current Amount: \$300,469.69

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Onslow Bay Financial LLC

Current Owner: Scott C. Hacke Trust dated July 22, 2024

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

Grantor (Borrower On Deed of Trust) Scott Hacke

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

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

Attorney File Number: CO27436

Phone: (303)274-0155

Fax: (303)274-0159

Notices of Election and Demand Filed in Adams County

From September 03, 2026 Through September 03, 2026

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
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Foreclosure Number: A202682247

NED Date: 09/03/2026

Reception #: 2026000053206

Original Sale Date: 01/06/2027

Deed of Trust Date: 04/03/2023

Recording Date: 04/03/2023

Reception #: 2023000017694

Re-Recording Date: 05/31/2023

Re-Recorded #: 2023000030174

Legal: LOT 1, BLOCK 13, BELLE CREEK SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9478 East 108Th Avenue, Commerce City, CO 80640

Original Note Amt: \$360,064.00

LoanType: Unknown

Interest Rate: 6.375

Current Amount: \$343,905.38

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PNC Bank, National Association

Current Owner: Patrick Burr

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Norwich Commercial Group, Inc. D/B/A Norcom Mortgage., Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Patrick Burr

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/12/2026

Last Publication Date: 12/10/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-26-1061517-JH

Phone: (877)369-6122

Fax: (186)689-47369