

Notices of Election and Demand Filed in Adams County

From September 11, 2025 Through September 11, 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: A202581403

NED Date: 09/11/2025

Reception #: 2025000052762

Original Sale Date: 01/14/2026

Deed of Trust Date: 05/17/2021

Recording Date: 05/21/2021

Reception #: 2021000062432

Re-Recording Date

Re-Recorded #:

Legal: LOT 13A, BLOCK 10, SAGE CREEK FILING NO. 1, AMENDMENT NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12450 Kearney Circle, Thornton, CO 80602

Original Note Amt: \$596,850.00

LoanType: FHLMC

Interest Rate: 3.25

Current Amount: \$563,031.99

As Of: 04/01/2024

Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Matt J. Bunning and Rebecca Bunning
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust)	Matt J. Bunning and Rebecca Bunning

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

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

Attorney File Number: 25CO00215-2

Phone: (720)259-6710

Fax: (720)379-1375

Foreclosure Number: A202581405

NED Date: 09/11/2025

Reception #: 2025000052764

Original Sale Date: 01/14/2026

Deed of Trust Date: 08/11/2021

Recording Date: 08/12/2021

Reception #: 2021000096634

Re-Recording Date

Re-Recorded #:

Legal: LOT 28, BLOCK 8, PAINTED PRAIRIE SUBDIVISION FILING NO. 1, RECORDED AUGUST 8, 2018 AS RECEPTION NO.
2018000064155, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 21311 E 60TH AVENUE, AURORA, CO 80019

Original Note Amt: \$399,354.00

LoanType: VA

Interest Rate: 2.375

Current Amount: \$386,066.55

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	CLAYTON T BOLTON
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR KBHS HOME LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	CLAYTON T BOLTON

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030903

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From September 11, 2025 Through September 11, 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: A202581406

NED Date: 09/11/2025

Reception #: 2025000052758

Original Sale Date: 01/14/2026

Deed of Trust Date: 11/06/2020

Recording Date: 11/10/2020

Reception #: 2020000116140

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 23, SHAW HEIGHTS THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0171920313001

Address: 8921 GROVE STREET, WESTMINSTER, CO 80031

Original Note Amt: \$333,841.00

LoanType: FHA

Interest Rate: 3.000

Current Amount: \$302,417.59

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: HENRY R. ENCINIAS JR

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS
SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) HENRY R. ENCINIAS JR

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-026539

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581407

NED Date: 09/11/2025

Reception #: 2025000052760

Original Sale Date: 01/14/2026

Deed of Trust Date: 04/02/2020

Recording Date: 06/04/2020

Reception #: 2020000050393

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 12760 Jasmine Street, Unit C, Thornton, CO 80602

Original Note Amt: \$20,000.00

LoanType: Conventional

Interest Rate: 3.99

Current Amount: \$17,236.65

As Of: 06/28/2024

Interest Type: Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION

Current Owner: Heather Hunt

Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION

Grantor (Borrower On Deed of Trust) Heather Hunt

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035177

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From September 11, 2025 Through September 11, 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: A202581408

NED Date: 09/11/2025

Reception #: 2025000052763

Original Sale Date: 01/14/2026

Deed of Trust Date: 03/23/2021

Recording Date: 04/20/2021

Reception #: 2021000047858

Re-Recording Date

Re-Recorded #:

Legal: Lot 58, Block 1, Bromley Park Filing No. 4, Amended, County of Adams, State of Colorado.

Address: 5359 Pelican Street, Brighton, CO 80601

Original Note Amt: \$277,000.00

LoanType: FHLMC

Interest Rate: 3.125

Current Amount: \$254,380.87

As Of: 12/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): M&T Bank

Current Owner: Kyle S Dobyns

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for M&T Bank

Grantor (Borrower On Deed of Trust) Kyle S Dobyns

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

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

Attorney File Number: 25CO00495-1

Phone: (720)259-6710

Fax: (720)379-1375

Foreclosure Number: A202581409

NED Date: 09/11/2025

Reception #: 2025000052820

Original Sale Date: 01/14/2026

Deed of Trust Date: 07/22/2022

Recording Date: 07/28/2022

Reception #: 2022000064601

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 3, NORTH GLENN - FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10440 PENNSYLVANIA STREET, NORTHGLENN, CO 80233

Original Note Amt: \$427,102.00

LoanType: VA

Interest Rate: 5.500

Current Amount: \$410,908.41

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: LANCE WILLIAM PHILIPPI AND ABBI MARIYA PHILIPPI

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CORNERSTONE HOME LENDING, INC.

Grantor (Borrower On Deed of Trust) LANCE WILLIAM PHILIPPI AND ABBI MARIYA PHILIPPI

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010576049

Phone: (303)350-3711

Fax: (303)813-1107

Notices of Election and Demand Filed in Adams County

From September 11, 2025 Through September 11, 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: A202581410**NED Date:** 09/11/2025**Reception #:** 2025000052823**Original Sale Date:** 01/14/2026**Deed of Trust Date:** 12/29/2022**Recording Date:** 02/02/2023**Reception #:** 2023000006095**Re-Recording Date****Re-Recorded #:****Legal:** The East 73 Feet of Lots 25 and 26, Block 12 Berkley Gardens, County of Adams, State of Colorado.

*Affidavit of Scrivener's Error Recorded on August 18, 2025, Reception No. 2025000047656 to correct the legal description of said Deed of Trust as follows:

The East 73 Feet of Lots 25 and 26, Block 12, Berkeley Gardens, County of Adams, State of Colorado.

Address: 4035 W 53rd Avenue, Denver, CO 80212**Original Note Amt:** \$600,000.00**Loan Type:** Unknown**Interest Rate:** 12**Current Amount:** \$582,162.97**As Of:****Interest Type:** Fixed

Current Lender (Beneficiary):	Heidi Thompson
Current Owner:	Stream Holdings LLC
Grantee (Lender On Deed of Trust):	Heidi Thompson
Grantor (Borrower On Deed of Trust)	Stream Holdings LLC

Publication: Northglenn-Thornton Sentinel**First Publication Date:** 11/20/2025**Last Publication Date:** 12/18/2025**Attorney for Beneficiary:** Frascona Joiner Goodman & Greenstein, PC**Attorney File Number:** 39424-1**Phone:** (303)494-3000**Fax:** (303)494-6309**Foreclosure Number: A202581411****NED Date:** 09/11/2025**Reception #:** 2025000052829**Original Sale Date:** 01/14/2026**Deed of Trust Date:** 08/15/2003**Recording Date:** 08/19/2003**Reception #:** C1195152**Re-Recording Date****Re-Recorded #:****Legal:** LOT 17, BLOCK 5, PHEASANT RIDGE P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.**Address:** 318 Arroyo Street, Brighton, CO 80601**Original Note Amt:** \$265,533.00**Loan Type:** FHA**Interest Rate:** 3.750**Current Amount:** \$183,936.81**As Of:****Interest Type:** Adjustable

Current Lender (Beneficiary):	Wells Fargo Bank, N.A.
Current Owner:	Norman Shane Teggart and Jeanne M. Teggart
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for WR Starkey Mortgage, L.L.P., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Norman Shane Teggart and Jeanne M. Teggart

Publication: Northglenn-Thornton Sentinel**First Publication Date:** 11/20/2025**Last Publication Date:** 12/18/2025**Attorney for Beneficiary:** McCarthy & Holthus, LLP**Attorney File Number:** CO-25-1023861-JH**Phone:** (877)369-6122**Fax:** (186)689-47369

Notices of Election and Demand Filed in Adams County

From September 11, 2025 Through September 11, 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: A202581412

NED Date: 09/11/2025 **Reception #:** 2025000052822
Original Sale Date: 01/14/2026
Deed of Trust Date: 08/04/1988 **Recording Date:** 08/09/1988 **Reception #:** B831696
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 21, SHERRELWOOD ESTATES FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 540 El Paso Blvd, Denver, CO 80221

Original Note Amt: \$64,200.00 **LoanType:** Unknown **Interest Rate:** 10.500
Current Amount: \$35,106.67 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): MidFirst Bank
Current Owner: Johanes Nakamoto
Grantee (Lender On Deed of Trust): Mid Valley Mortgage Corp.
Grantor (Borrower On Deed of Trust): Johanes Nakamoto and Teresa Nakamoto

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/20/2025
Last Publication Date: 12/18/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1023291-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581414

NED Date: 09/11/2025 **Reception #:** 2025000052846
Original Sale Date: 01/14/2026
Deed of Trust Date: 04/28/2022 **Recording Date:** 04/29/2022 **Reception #:** 2022000038867
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 01719-32-2-00-013

Address: 3496 W 80th Ave, Westminster, CO 80030-4274

Original Note Amt: \$412,392.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: \$394,686.03 **As Of:** 04/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Anthony J Ramirez AND Catherine H Marin AND Alissa Gonzales
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): Anthony J Ramirez AND Catherine H Marin AND Alissa Gonzales

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/20/2025
Last Publication Date: 12/18/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035689 **Phone:** (303)706-9990 **Fax:** (303)706-9994