

Notices of Election and Demand Filed in Adams County

From September 10, 2026 Through September 15, 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: A202682248

NED Date: 09/10/2026

Reception #: 2026000054104

Original Sale Date: 01/13/2027

Deed of Trust Date: 06/22/2021

Recording Date: 06/23/2021

Reception #: 2021000075682

Re-Recording Date

Re-Recorded #:

Legal: LOT 46, REUNION FILING NO. 5, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0172308202011

Address: 15695 E 109th Ave, Commerce City, CO 80022

Original Note Amt: \$607,294.00

LoanType: FHA

Interest Rate: 3

Current Amount: \$550,693.90

As Of: 08/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):

CARRINGTON MORTGAGE SERVICES, LLC

Current Owner:

Marlon Ali Martinez

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)

Marlon Ali Martinez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/19/2026

Last Publication Date: 12/17/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029618

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202682249

NED Date: 09/10/2026

Reception #: 2026000054105

Original Sale Date: 01/13/2027

Deed of Trust Date: 03/21/2024

Recording Date: 03/22/2024

Reception #: 2024000014737

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLOCK 4, GREEN VALLEY RANCH EAST DIVISION FILING NO.7, COUNTY OF ADAMS, STATE OF COLORADO

Address: 21902 E 38th Place, Aurora, CO 80019

Original Note Amt: \$464,825.00

LoanType: FHA

Interest Rate: 5.990

Current Amount: \$455,609.09

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):

Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB

Current Owner:

John Henry Cortes Garzon and Sandra Milena Mann Duque

Grantee (Lender On Deed of Trust):

Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nest Home
Lending, LLC, its successors and assigns

Grantor (Borrower On Deed of Trust)

John Henry Cortes Garzon and Sandra Milena Marin Duque

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/19/2026

Last Publication Date: 12/17/2026

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

Attorney File Number: CO27826

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Fax: (303)274-0159

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Foreclosure Number: A202682250

NED Date: 09/10/2026

Reception #: 2026000054191

Original Sale Date: 01/13/2027

Deed of Trust Date: 01/09/2021

Recording Date: 01/14/2021

Reception #: 2021000004732

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 2, RIVERDALE FARM RESIDENTIAL SUBDIVISION 3RD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8441 Garfield Way, Denver, CO 80229

Original Note Amt: \$218,816.00

LoanType:

Interest Rate: 2.750

Current Amount: \$194,536.09

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): NewRez LLC

Current Owner: Jesse Raudabaugh

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

Grantor (Borrower On Deed of Trust) Jesse Raudabaugh

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/19/2026

Last Publication Date: 12/17/2026

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

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