

Notices of Election and Demand Filed in Adams County

From September 18, 2025 Through September 18, 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: A202581423

NED Date: 09/18/2025

Reception #: 2025000054253

Original Sale Date: 01/14/2026

Deed of Trust Date: 05/03/2021

Recording Date: 05/18/2021

Reception #: 2021000059633

Re-Recording Date

Re-Recorded #:

Legal: Lot 23, Northglenn Pavilion Filing No. 4, County of Adams, State of Colorado.

Address: 12189 Claude Ct, Northglenn, CO 80241

Original Note Amt: \$428,943.00

LoanType: VA

Interest Rate: 2.375

Current Amount: \$391,194.80

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Michael Charles Pannell

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

Grantor (Borrower On Deed of Trust) Michael Charles Pannell

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

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

Attorney File Number: CO25242

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581424

NED Date: 09/18/2025

Reception #: 2025000054293

Original Sale Date: 01/14/2026

Deed of Trust Date: 10/15/2024

Recording Date: 10/16/2024

Reception #: 2024000057036

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 2, BROMLEY PARK FILING NO. 4, AMENDED, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0156911308009

Address: 505 Longspur Dr, Brighton, CO 80601

Original Note Amt: \$436,939.00

LoanType: FHA

Interest Rate: 6.25

Current Amount: \$434,844.35

As Of: 05/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Maria De Lourdes Rubio De Flores AND Geronimo Flores Avitia

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

Grantor (Borrower On Deed of Trust) Maria De Lourdes Rubio De Flores AND Geronimo Flores Avitia

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: 25-035725

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From September 18, 2025 Through September 18, 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: A202581425

NED Date: 09/18/2025

Reception #: 2025000054252

Original Sale Date: 01/14/2026

Deed of Trust Date: 06/08/2018

Recording Date: 06/13/2018

Reception #: 2018000047575

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 3, FROMAN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182131408003

Address: 1724 Fraser Street, Aurora, CO 80011

Original Note Amt: \$297,511.00

LoanType: FHA

Interest Rate: 4.75

Current Amount: \$247,456.33

As Of: 05/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Sandra Carrillo Cabral AND Helios M Villanueva Martinez

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) Sandra Carrillo Cabral AND Helios M Villanueva Martinez

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: 23-030847

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581426

NED Date: 09/18/2025

Reception #: 2025000054295

Original Sale Date: 01/14/2026

Deed of Trust Date: 02/09/2024

Recording Date: 02/12/2024

Reception #: 2024000007111

Re-Recording Date

Re-Recorded #:

Legal: Condominium Unit No. B-102, according to the Condominium Map for Roth Park Place Phase 2 (Building B) recorded on May 26, 2021 at Reception No. 2021000064062, and as defined and described in the Condominium Declaration for Roth Park Place recorded on April 12, 2019 at Reception No. 2019000026954 in the office of the Clerk and Recorder for Adams County, Colorado, County of Adams, State of Colorado.

Address: 1401 West 85th Avenue, Unit B-102, Federal Heights, CO 80260

Original Note Amt: \$150,000.00

LoanType: Unknown

Interest Rate: 13.50

Current Amount: \$150,000.00

As Of: 02/09/2025

Interest Type: Fixed

Current Lender (Beneficiary): Weinberg Servicing, LLC

Current Owner: Sara Ruth Horning

Grantee (Lender On Deed of Trust): Weinberg Servicing, LLC

Grantor (Borrower On Deed of Trust) Sara Ruth Horning

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

Attorney for Beneficiary: Timmins LLC

Attorney File Number: 81426

Phone: (303)592-4502

Fax: (303)592-4515

Notices of Election and Demand Filed in Adams County

From September 18, 2025 Through September 18, 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: A202581427

NED Date: 09/18/2025

Reception #: 2025000054305

Original Sale Date: 05/06/2026

Deed of Trust Date: 10/24/2023

Recording Date: 10/25/2023

Reception #: 2023000060217

Re-Recording Date

Re-Recorded #:

Legal: See attached Exhibit A.

Address:

Original Note Amt: 200,000,000.00

LoanType: Unknown

Interest Rate: 12

Current Amount: 200,000,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Amapola, LLC
Current Owner:	Western Transport, LLC and Ecarg Resources, LLC
Grantee (Lender On Deed of Trust):	Amapola, LLC
Grantor (Borrower On Deed of Trust)	Western Transport, LLC and Ecarg Resources, LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 03/12/2026

Last Publication Date: 04/09/2026

Attorney for Beneficiary: Baker & Hostetler LLP

Attorney File Number: 81427

Phone: (303)861-0600

Fax: (303)861-7805

Foreclosure Number: A202581428

NED Date: 09/18/2025

Reception #: 2025000054308

Original Sale Date: 01/14/2026

Deed of Trust Date: 03/29/2024

Recording Date: 04/01/2024

Reception #: 2024000016492

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0171925302089

Address: 8199 Welby Road 1-101, Denver, CO 80229

Original Note Amt: \$351,024.00

LoanType: FHA

Interest Rate: 7.125

Current Amount: \$347,543.35

As Of: 05/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jonathon Ray Vialpando
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Jonathon Ray Vialpando

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: 25-034175

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

From September 18, 2025 Through September 18, 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: A202581429

NED Date: 09/18/2025

Reception #: 2025000054313

Original Sale Date: 01/14/2026

Deed of Trust Date: 06/18/2020

Recording Date: 06/30/2020

Reception #: 2020000058916

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLOCK 1, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 47296 Clover Ave, Bennett, CO 80102

Original Note Amt: \$370,072.00

LoanType: FHA

Interest Rate: 3.375

Current Amount: \$333,141.87

As Of: 05/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Pridemore, III., Kermit, A.

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

Grantor (Borrower On Deed of Trust) Kermit A. Pridemore, III.

Publication: Eastern Colorado News (I-70 Sco **First Publication Date:** 11/21/2025

Last Publication Date: 12/19/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027223

Phone: (303)706-9990

Fax: (303)706-9994