

Notices of Election and Demand Filed in Adams County

From September 23, 2025 Through September 23, 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: A202581430

NED Date: 09/23/2025

Reception #: 2025000055393

Original Sale Date: 01/14/2026

Deed of Trust Date: 02/12/2021

Recording Date: 02/12/2021

Reception #: 2021000017980

Re-Recording Date

Re-Recorded #:

Legal: See Exhibit A.

Address:

Original Note Amt: \$7,035,000.00

LoanType: Unknown

Interest Rate: 3.66

Current Amount: \$6,626,034.11

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Industrial Alliance Insurance and Financial Services Inc., a Quebec corporation

Current Owner: 8 Buildings LLC, a Colorado limited liability company

Grantee (Lender On Deed of Trust): Industrial Alliance Insurance and Financial Services Inc., a Quebec corporation

Grantor (Borrower On Deed of Trust) 8 Buildings LLC, a Colorado limited liability company

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

Attorney for Beneficiary: Taft Stettinius & Hollister LLP

Attorney File Number: 176486853v1

Phone: (970)879-6770

Fax:

Foreclosure Number: A202581431

NED Date: 09/23/2025

Reception #: 2025000055394

Original Sale Date: 01/14/2026

Deed of Trust Date: 08/08/2019

Recording Date: 08/09/2019

Reception #: 2019000064248

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED EXHIBIT A

Address: 8450 Decatur Street #104, Westminster, CO 80031

Original Note Amt: \$192,060.00

LoanType: Unknown

Interest Rate: 4.000

Current Amount: \$171,324.89

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): MegaStar Financial Corp.

Current Owner: Jessica Ellison

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

Grantor (Borrower On Deed of Trust) Jessica Ellison

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-25-1024466-JH

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581432

NED Date: 09/23/2025

Reception #: 2025000055396

Original Sale Date: 01/14/2026

Deed of Trust Date: 07/20/2017

Recording Date: 07/20/2017

Reception #: 2017000062637

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 2, STRASBURG EAST SUBDIVISION THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1942 ANCE STREET, STRASBURG, CO 80136

Original Note Amt: \$294,074.00

LoanType: FHA

Interest Rate: 4.750

Current Amount: \$258,312.55

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: BRIANA H. CONNEL

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) BRIANA H. CONNEL

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: 22-028248

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581433

NED Date: 09/23/2025

Reception #: 2025000055397

Original Sale Date: 01/14/2026

Deed of Trust Date: 04/09/2022

Recording Date: 04/19/2022

Reception #: 2022000034222

Re-Recording Date

Re-Recorded #:

Legal: LOT 31, BUILDING 31, UNIT D, BALBOA PARK, A RESUBDIVISION OF A RESUBDIVISION OF A PART OF CORONADO
SUBDIVISION SIXTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0171926416122

**PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON SEPTEMBER 18, 2025 AT RECEPTION
NO. 2025000054528 TO CORRECT LEGAL DESCRIPTION.

Address: 2285 Coronado Parkway North #D, Denver, CO 80229

Original Note Amt: \$236,000.00

LoanType: Conventional

Interest Rate: 4.75

Current Amount: \$224,876.89

As Of: 05/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): AMERICAN FINANCING CORPORATION

Current Owner: Hart, Evan

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

Grantor (Borrower On Deed of Trust) Evan Hart

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: 25-035690

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581434

NED Date: 09/23/2025

Reception #: 2025000055401

Original Sale Date: 01/14/2026

Deed of Trust Date: 10/07/2019

Recording Date: 10/11/2019

Reception #: 2019000087375

Re-Recording Date

Re-Recorded #:

Legal: LOT EIGHTEEN (18) AND THE SOUTH ELEVEN (11) FEET OF LOT NINETEEN (19), BLOCK SIX (6), APPLE BLOSSOM LANE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7811 Hooker Street, Westminster, CO 80030

Original Note Amt: \$378,026.00

LoanType: FHA

Interest Rate: 4.375

Current Amount: \$340,107.59

As Of: 05/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Juan Evangelista AND George Evangelista

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) Juan Evangelista AND George Evangelista

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: 25-035747

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581435

NED Date: 09/23/2025

Reception #: 2025000055399

Original Sale Date: 01/14/2026

Deed of Trust Date: 09/30/2022

Recording Date: 10/13/2022

Reception #: 2022000084258

Re-Recording Date

Re-Recorded #:

Legal: LOTS 23, 24 AND 25, HENEBRY PLACE, COUNTY OF ADAMS, STATE OF COLORADO

Address: 8211 Brighton Rd, Commerce City, CO 80022

Original Note Amt: \$331,740.00

LoanType: Unknown

Interest Rate: 5.990

Current Amount: \$316,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Fitzsimons Federal Credit Union

Current Owner: Norberto Cabanas Garcia, Maria Guadalupe Lezma Duvan and Leonor Adriana Enrigues Acero

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

Grantor (Borrower On Deed of Trust) Norberto Cabanas Garcia, Maria Guadalupe Lezma Duvan and Leonor Adriana Enrigues Acero

Publication: Northglenn-Thornton Sentinel

First Publication Date: 11/20/2025

Last Publication Date: 12/18/2025

Attorney for Beneficiary: Harry L Simon PC

Attorney File Number: 81435

Phone: (303)758-6601

Fax: (303)758-6540

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Foreclosure Number: A202581436

NED Date: 09/23/2025

Reception #: 2025000055402

Original Sale Date: 01/14/2026

Deed of Trust Date: 10/25/2002

Recording Date: 11/07/2002

Reception #: C1050624

Re-Recording Date

Re-Recorded #:

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

Address: 7851 Yates Street, Westminster, CO 80030

Original Note Amt: \$124,000.00

LoanType: Unknown

Interest Rate: 6.5000

Current Amount: \$50,289.94

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: Pablo Ceballos and Martha Elva Trevizo
Grantee (Lender On Deed of Trust): JR Mortgage Corporation
Grantor (Borrower On Deed of Trust): Pablo Ceballos and Martha Elva Trevizo

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-25-1024226-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581437

NED Date: 09/23/2025

Reception #: 2025000055398

Original Sale Date: 01/14/2026

Deed of Trust Date: 11/07/2022

Recording Date: 11/22/2022

Reception #: 2022000092470

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, REMINGTON FILING NO. 1 P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4361 E 94TH AVE, THORNTON, CO 80229

Original Note Amt: \$63,000.00

LoanType: Unknown

Interest Rate: 7.990

Current Amount: \$63,000.00

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): MEMBERS 1ST FEDERAL CREDIT UNION
Current Owner: JOE VIGIL
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR JFQ LENDING, LLC
Grantor (Borrower On Deed of Trust): JOE VIGIL

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: 00000010453389

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202581438

NED Date: 09/23/2025

Reception #: 2025000055451

Original Sale Date: 01/14/2026

Deed of Trust Date: 04/30/2020

Recording Date: 05/04/2020

Reception #: 2020000040250

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 62.50 FEET OF LOT 121, BLACK HAWK DERBY SUBDIVISION, EXCEPT THE EAST 21.3 FEET THEREOF,
COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6560 OLIVE ST, COMMERCE CITY, CO 80022

Original Note Amt: \$274,025.00

LoanType: Unknown

Interest Rate: 4.000

Current Amount: \$196,839.22

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING ANT) FINANCE AUTHORITY

Current Owner: DULCE MARIA CHAVEZ RAMIREZ

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

Grantor (Borrower On Deed of Trust) DULCE MARIA CHAVEZ RAMIREZ

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: 22-027964

Phone: (303)706-9990

Fax: (303)706-9994