

Notices of Election and Demand Filed in Adams County

From October 07, 2025 Through October 07, 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: A202581464

NED Date: 10/07/2025

Reception #: 2025000058479

Original Sale Date: 02/04/2026

Deed of Trust Date: 07/13/2022

Recording Date: 07/21/2022

Reception #: 2022000062898

Re-Recording Date

Re-Recorded #:

Legal: LOT 140, THE AMENDED PLAT OF THE WESTMINSTER HOMES SUBDIVISION, TOGETHER WITH THE RIGHT TO USE
PARKING SPACE NO(S). 205, COUNTY OF ADAMS, STATE OF COLORADO
PARCEL ID NUMBER: 0171930321141

Address: 8015 Wolff St Unit, C, Westminster, CO 80031

Original Note Amt: \$240,000.00

LoanType: Conventional

Interest Rate: 5.875

Current Amount: \$232,649.92

As Of: 01/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC

Current Owner: Fadi F Abuzahra

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

Grantor (Borrower On Deed of Trust) Fadi F Abuzahra

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/11/2025

Last Publication Date: 01/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035564

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581465

NED Date: 10/07/2025

Reception #: 2025000058477

Original Sale Date: 02/04/2026

Deed of Trust Date: 08/22/2022

Recording Date: 08/23/2022

Reception #: 2022000071502

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 15, EXCEPT THE WESTERLY 15 FEET THEREOF, NORTHAVEN, COUNTY OF ADAMS, STATE OF
COLORADO.

APN #: 0157131301015

Address: 12195 Bellaire Street, Thornton, CO 80241

Original Note Amt: \$412,087.00

LoanType: FHA

Interest Rate: 6.25

Current Amount: \$401,230.65

As Of: 12/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): CROSSCOUNTRY MORTGAGE, LLC

Current Owner: Isaiah S Shepard

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) Isaiah S Shepard

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/11/2025

Last Publication Date: 01/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035812

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581466

NED Date: 10/07/2025

Reception #: 2025000058481

Original Sale Date: 02/04/2026

Deed of Trust Date: 12/29/2023

Recording Date: 01/02/2024

Reception #: 2024000000125

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTHWEST 75 FEET OF LOT 11, BLOCK 13, RESUBDIVISION OF TOWN AND COUNTY SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182307104005

Address: 6102 Grape Drive, Commerce City, CO 80022

Original Note Amt: \$412,392.00

LoanType: FHA

Interest Rate: 7.5

Current Amount: \$329,311.48

As Of: 05/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Dominic Flores AND Amber Flores AND Emily Murphy

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

Grantor (Borrower On Deed of Trust) Dominic Flores AND Amber Flores AND Emily Murphy

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/11/2025

Last Publication Date: 01/08/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035787

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581467

NED Date: 10/07/2025

Reception #: 2025000058529

Original Sale Date: 02/04/2026

Deed of Trust Date: 01/21/2005

Recording Date: 01/28/2005

Reception #: 20050128000099080

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 2, WESTMINSTER HEIGHTS NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7471 Wilson Court, Westminster, CO 80030

Original Note Amt: \$289,500.00

LoanType: FHA

Interest Rate: 4.3500

Current Amount: \$182,364.55

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): PHH Mortgage Corporation

Current Owner: Homer J. Houston and Barbara J. Houston

Grantee (Lender On Deed of Trust): Universal Lending Corporation

Grantor (Borrower On Deed of Trust) Homer J. Houston and Barbara J. Houston

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/11/2025

Last Publication Date: 01/08/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1024357-JH

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581468

NED Date: 10/07/2025 **Reception #:** 2025000058531
Original Sale Date: 02/04/2026
Deed of Trust Date: 05/25/2021 **Recording Date:** 05/27/2021 **Reception #:** 2021000064573
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BRIGHTON RESERVE AT WELCH'S HILLTOP ACRES, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 404 Hunter Ct, Brighton, CO 80601

Original Note Amt: \$576,950.00 **LoanType:** Unknown **Interest Rate:** 3.250
Current Amount: \$530,558.46 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Jeff Maes and Sandra Gomez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Jeff Maes and Sandra Gomez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1025841-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581469

NED Date: 10/07/2025 **Reception #:** 2025000058741
Original Sale Date: 02/04/2026
Deed of Trust Date: 03/24/2022 **Recording Date:** 03/29/2022 **Reception #:** 2022000027669
Re-Recording Date **Re-Recorded #:**

Legal: LOT 29, BLOCK 26, SHERRELWOOD ESTATES-FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 741 ERIE ST, DENVER, CO 80221-4036

Original Note Amt: \$355,000.00 **LoanType:** Unknown **Interest Rate:** 3.250
Current Amount: \$336,156.04 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
Current Owner: EDGAR L. RAMIREZ MARTINEZ AND KONY M. BARRIOS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC
Grantor (Borrower On Deed of Trust): EDGAR L. RAMIREZ MARTINEZ AND KONY M. BARRIOS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/11/2025
Last Publication Date: 01/08/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010605087 **Phone:** (303)350-3711 **Fax:** (303)813-1107