

Notices of Election and Demand Filed in Adams County

From October 09, 2025 Through October 09, 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: A202581115		Restarted	
NED Date:	10/09/2025	Reception #:	2025000059391
Original Sale Date:	02/11/2026		
Deed of Trust Date:	06/27/2023	Recording Date:	06/28/2023
		Re-Recording Date	
		Reception #:	2023000036386
		Re-Recorded #:	
Legal: LOT 4A, BLOCK 7, TIMBERLEAF FILING NO. 1 AMENDMENT NO. 1, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.			
APN #: 0157128117014			
Address: 13335 Xanthia St, Thornton, CO 80602			
Original Note Amt:	\$568,150.00	LoanType:	VA
Current Amount:	\$558,762.25	As Of:	10/01/2024
		Interest Rate:	5.25
		Interest Type:	Fixed
Current Lender (Beneficiary):		FREEDOM MORTGAGE CORPORATION	
Current Owner:		Orin F Manglos AND Patricia S Kelly-Manglos	
Grantee (Lender On Deed of Trust):		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS	
Grantor (Borrower On Deed of Trust)		Orin F Manglos AND Patricia S Kelly-Manglos	
Publication:	Northglenn-Thornton Sentinel	First Publication Date:	12/18/2025
		Last Publication Date:	01/15/2026
Attorney for Beneficiary:	Janeway Law Firm PC		
Attorney File Number:	25-034548	Phone:	(303)706-9990
		Fax:	(303)706-9994
Foreclosure Number: A202581470			
NED Date:	10/09/2025	Reception #:	2025000059379
Original Sale Date:	02/11/2026		
Deed of Trust Date:	06/17/2025	Recording Date:	06/13/2025
		Re-Recording Date	
		Reception #:	2025000034379
		Re-Recorded #:	
Legal: Lot 11, Block 2, Resubdivision of Labco Subdivision, County of Adams, State of Colorado.			
Address: 6700 Krameria Street, Commerce City, CO 80022			
Original Note Amt:	\$288,000.00	LoanType:	Unknown
Current Amount:	\$288,000.00	As Of:	
		Interest Rate:	14.0
		Interest Type:	Fixed
Current Lender (Beneficiary):		Indicate Capital REIT. LLC	
Current Owner:		MTP Renovations LLC	
Grantee (Lender On Deed of Trust):		Indicate Capital REIT. LLC	
Grantor (Borrower On Deed of Trust)		MTP Renovations LLC	
Publication:	Northglenn-Thornton Sentinel	First Publication Date:	12/18/2025
		Last Publication Date:	01/15/2026
Attorney for Beneficiary:	Burns, Wall and Mueller P.C.		
Attorney File Number:	81470	Phone:	(303)830-7000
		Fax:	

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Foreclosure Number: A202581471

NED Date: 10/09/2025

Reception #: 2025000059389

Original Sale Date: 02/11/2026

Deed of Trust Date: 03/23/2023

Recording Date: 03/30/2023

Reception #: 2023000017093

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 4, PERL-MACK MANOR FOURTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7108 Huron Street, Denver, CO 80221

Original Note Amt: \$630,000.00

LoanType: FHA

Interest Rate: 6

Current Amount: \$181,087.95

As Of: 01/01/1950

Interest Type: Adjustable

Current Lender (Beneficiary): GUILD MORTGAGE COMPANY LLC

Current Owner: John Saavedra

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

Grantor (Borrower On Deed of Trust) John Saavedra

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/18/2025

Last Publication Date: 01/15/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035819

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581472

NED Date: 10/09/2025

Reception #: 2025000059380

Original Sale Date: 02/11/2026

Deed of Trust Date: 11/16/2006

Recording Date: 11/30/2006

Reception #: 2006001005563

Re-Recording Date

Re-Recorded #:

Legal: LOT 14, BLOCK 3, BRIGHTON TERRACE, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 230 Aspen Drive, Brighton, CO 80601

Original Note Amt: \$37,800.00

LoanType: Unknown

Interest Rate: 2.625

Current Amount: \$19,350.60

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of
Arugula Funding Titling Trust

Current Owner: Sandra L. Dupree

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Western
Financial LLC dba American Guaranty Mortgage, A Colorado Limited Liability Company, its
successors and assigns

Grantor (Borrower On Deed of Trust) Sandra L. Dupree

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/18/2025

Last Publication Date: 01/15/2026

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

Attorney File Number: CO23597

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202581473

NED Date: 10/09/2025

Reception #: 2025000059384

Original Sale Date: 02/11/2026

Deed of Trust Date: 11/22/2024

Recording Date: 12/05/2024

Reception #: 2024000067700

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 55 FEET OF LOT 2, BLOCK 54A, SHAW HEIGHTS SEVENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8920 RUTGERS STREET, WESTMINSTER, CO 80031

Original Note Amt: \$516,984.00

LoanType: FHA

Interest Rate: 6.250

Current Amount: \$515,006.47

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): PLANET HOME LENDING LLC

Current Owner: DANIEL B CRAIL AND ELISABET C HARMS

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

Grantor (Borrower On Deed of Trust) DANIEL B CRAIL AND ELISABET C HARMS

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/18/2025

Last Publication Date: 01/15/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48241994

Phone: (877)353-2146 X1017

Fax:

Foreclosure Number: A202581474

NED Date: 10/09/2025

Reception #: 2025000059535

Original Sale Date: 02/11/2026

Deed of Trust Date: 07/06/2015

Recording Date: 07/07/2015

Reception #: 2015000053861

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLOCK 23, MORRIS HEIGHTS FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3116 WHEELING ST, AURORA, CO 80011

Original Note Amt: \$170,400.00

LoanType: Unknown

Interest Rate: 4.500

Current Amount: \$140,407.69

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Current Owner: ROBERT C. WALDEN

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

Grantor (Borrower On Deed of Trust) ROBERT C. WALDEN

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/18/2025

Last Publication Date: 01/15/2026

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010302297

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202581475

NED Date: 10/09/2025

Reception #: 2025000059629

Original Sale Date: 02/11/2026

Deed of Trust Date: 03/18/2022

Recording Date: 03/24/2022

Reception #: 2022000026202

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, AMENDED LEW-PAUL PLANNED UNIT DEVELOPMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 565 W 96th Ave, Thornton, CO 80260

Original Note Amt: \$765,000.00

LoanType: Unknown

Interest Rate: 4.500

Current Amount: \$765,000.00

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of
Angel Oak Mortgage Trust 2024-5, Mortgage-Backed Certificates, Series 2024-5

Current Owner: Albert J. Washington

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

Grantor (Borrower On Deed of Trust) Albert J. Washington

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/18/2025

Last Publication Date: 01/15/2026

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

Attorney File Number: CO25328

Phone: (303)274-0155

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