

Notices of Election and Demand Filed in Adams County

From October 14, 2025 Through October 14, 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: A202581476

NED Date: 10/14/2025

Reception #: 2025000060141

Original Sale Date: 02/11/2026

Deed of Trust Date: 07/10/2023

Recording Date: 07/17/2023

Reception #: 2023000040197

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLOCK 17, LINDEN FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12409 E 106th Way, Commerce City, CO 80022

Original Note Amt: \$579,500.00

LoanType: Conventional

Interest Rate: 6.875

Current Amount: \$569,214.44

As Of: 05/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: River Bailey

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

Grantor (Borrower On Deed of Trust) River Bailey

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: 25-035879

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581477

NED Date: 10/14/2025

Reception #: 2025000060164

Original Sale Date: 02/11/2026

Deed of Trust Date: 04/30/2020

Recording Date: 05/01/2020

Reception #: 2020000040093

Re-Recording Date

Re-Recorded #:

Legal: Lot 2, Block 3, Shook Subdivision Filing No. 2, County of Adams, State of Colorado.

Address: 16152 Emporia Way, Brighton, CO 80602

Original Note Amt: \$506,293.00

LoanType: FHLMC

Interest Rate: 3.625

Current Amount: \$460,604.30

As Of: 11/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): TH MSR Holdings LLC

Current Owner: David Richard Mobeck

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Pivot Lending
Group

Grantor (Borrower On Deed of Trust) David Richard Mobeck

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/18/2025

Last Publication Date: 01/15/2026

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

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