

Notices of Election and Demand Filed in Adams County

From October 21, 2025 Through October 21, 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: A202581486

NED Date: 10/21/2025

Reception #: 2025000061647

Original Sale Date: 02/11/2026

Deed of Trust Date: 04/22/2022

Recording Date: 04/26/2022

Reception #: 2022000037249

Re-Recording Date

Re-Recorded #:

Legal: Lot 20, Block 2, Walton Heath Subdivision Filing No. 1, County of Adams, State of Colorado.

Address: 2718 E 118th Cir, Thornton, CO 80233

Original Note Amt: \$520,400.00

LoanType: FHA

Interest Rate: 5.175

Current Amount: \$497,584.10

As Of: 05/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	Carrington Mortgage Services, LLC
Current Owner:	Charlie Chang and Pang Nouchi Jasmine Lee
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC
Grantor (Borrower On Deed of Trust)	Charlie Chang and Pang Nouchi Jasmine Lee

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.

Attorney File Number: 25CO00550-1

Phone: (720)259-6710

Fax: (720)379-1375

Foreclosure Number: A202581487

NED Date: 10/21/2025

Reception #: 2025000061649

Original Sale Date: 02/11/2026

Deed of Trust Date: 10/17/2022

Recording Date: 10/19/2022

Reception #: 2022000085590

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 0172309404026

Address: 17933 E 104th Pl Unit C, Commerce City, CO 80022

Original Note Amt: \$368,207.00

LoanType: FHA

Interest Rate: 6.375

Current Amount: \$358,333.54

As Of: 03/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Ana Cecilia Mota Rodriguez AND Bryan Cruz
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Ana Cecilia Mota Rodriguez AND Bryan Cruz

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: 25-034692

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581488

NED Date: 10/21/2025

Reception #: 2025000061640

Original Sale Date: 02/11/2026

Deed of Trust Date: 03/22/2022

Recording Date: 03/30/2022

Reception #: 2022000028245

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

APN/Parcel ID: 0157316001035

Address: 14570 Zuni Street, Broomfield, CO 80023

Original Note Amt: \$1,359,000.00

LoanType: FHA

Interest Rate: 5.5

Current Amount: \$538,340.94

As Of: 01/01/1950

Interest Type: Adjustable

Current Lender (Beneficiary): LONGBRIDGE FINANCIAL, LLC

Current Owner: Monna Loray Rush AND Richard J Rush

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) Richard J Rush AND Monna Loray Rush

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: 25-035851

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581489

NED Date: 10/21/2025

Reception #: 2025000061648

Original Sale Date: 02/11/2026

Deed of Trust Date: 03/06/2020

Recording Date: 03/06/2020

Reception #: 2020000021964

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 3, THE VILLAGES AT BUFFALO RUN EAST SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE
OF COLORADO.

APN #: 0172305102017

Address: 11713 Memphis St, Commerce City, CO 80022

Original Note Amt: \$422,112.00

LoanType: FHA

Interest Rate: 4.25

Current Amount: \$382,591.06

As Of: 06/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Todd C Heller AND Robin M Duran

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

Grantor (Borrower On Deed of Trust) Todd C Heller AND Robin M Duran

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: 22-028510

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581490

NED Date: 10/21/2025

Reception #: 2025000061641

Original Sale Date: 02/11/2026

Deed of Trust Date: 04/30/2024

Recording Date: 04/30/2024

Reception #: 2024000022579

Re-Recording Date

Re-Recorded #:

Legal: Lot 1, Block 2, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 8, County of Adams, State of Colorado, according to the recorded plat thereof recorded at Reception No. 2022000025775, together with Ratification and Confirmation of Plat recorded at Reception No. 2022000067177 and together with Surveyor's Affidavit of Correction recorded at Reception No. 2022000076139.

Address: 23661 E 39th Pl, Aurora, CO 80019

Original Note Amt: \$751,133.00

LoanType: FHA

Interest Rate: 6.375

Current Amount: \$742,536.22

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Angel Zamarron Manriquez

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) Angel Zamarron Manriquez

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: CO25687

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581491

NED Date: 10/21/2025

Reception #: 2025000061646

Original Sale Date: 02/11/2026

Deed of Trust Date: 10/07/2022

Recording Date: 10/13/2022

Reception #: 2022000084235

Re-Recording Date

Re-Recorded #:

Legal: Lots 37 through 46, inclusive, Block 20, except the rear eight feet thereof, Aurora, County of Adams, State of Colorado.

Address: (For Informationl Purposes Only): 1575 Galena Street, Aurora, CO 80010

Original Note Amt: \$5,184,000.00

LoanType: Unknown

Interest Rate: 0

Current Amount: \$5,184,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Fannie Mae

Current Owner: 1575 Galena LLC

Grantee (Lender On Deed of Trust): Greystone Servicing Company LLC

Grantor (Borrower On Deed of Trust) 1575 Galena LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/18/2025

Last Publication Date: 01/15/2026

Attorney for Beneficiary: STINSON LLP

Attorney File Number: 0772514.0058

Phone: (303)376-8416

Fax:

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Foreclosure Number: A202581492

NED Date: 10/21/2025

Reception #: 2025000061883

Original Sale Date: 02/11/2026

Deed of Trust Date: 05/03/2024

Recording Date: 05/09/2024

Reception #: 2024000024556

Re-Recording Date

Re-Recorded #:

Legal: LOT SEVEN (7), BLOCK NINE (9), RESUBDIVISION OF BLOCKS 8, 9, 10 AND LOTS 14, 15, 16, 17, 18, 19 IN BLOCK 15,
NORTH GLENN - EIGHTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1988 E 116TH AVE, NORTHGLENN, CO 80233

Original Note Amt: \$196,500.00

LoanType: Unknown

Interest Rate: 6.750

Current Amount: \$194,942.59

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	PHH ASSET SERVICES LLC
Current Owner:	BENJAMIN WILSON HERRICK
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN LIBERTY MORTGAGE, INCORPORATED
Grantor (Borrower On Deed of Trust)	BENJAMIN WILSON HERRICK

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: 00000010595080

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581493

NED Date: 10/21/2025

Reception #: 2025000061948

Original Sale Date: 02/11/2026

Deed of Trust Date: 06/19/2019

Recording Date: 06/26/2019

Reception #: 2019000049797

Re-Recording Date

Re-Recorded #:

Legal: LOT 23, BLOCK 3, MORRIS HEIGHTS FILING NO. 1, AMENDED MAP, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3181 Racine Street, Aurora, CO 80011

Original Note Amt: \$268,838.00

LoanType: FHA

Interest Rate: 3.990

Current Amount: \$233,143.32

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	PennyMac Loan Services, LLC
Current Owner:	Joseph Furnari
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)	Joseph Furnari

Publication: Northglenn-Thornton Sentinel

First Publication Date: 12/18/2025

Last Publication Date: 01/15/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1026030-LL

Phone: (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581494

NED Date: 10/21/2025

Reception #: 2025000061949

Original Sale Date: 02/11/2026

Deed of Trust Date: 03/23/2022

Recording Date: 03/23/2022

Reception #: 2022000025801

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE WEST 170 FEET THEREOF AND EXCEPT THE WEST 50 FEET DEDICATED TO THE CITY OF WESTMINSTER AS STUART STREET, THE SOUTH 50 FEET DEDICATED TO THE CITY OF WESTMINSTER AS WEST 70TH AVENUE, AND THE EAST 20 FEET DEDICATED TO THE CITY OF WESTMINSTER AS RALEIGH STREET, COUNTY OF ADAMS, STATE OF COLORADO. ALSO DESCRIBED AS: (AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED FEBRUARY 24, 2016 AND LAST REVISED MARCH 17, 2016, PREPARED BY POWER SURVEYING COMPANY, INC., JOB #501-16-035) A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: THE WEST LINE OF THE N1/2 NE1/4 SEC. 6, T.35., R.68W., OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 01°06'09" WEST A DISTANCE OF 1327.51 FEET BETWEEN A 3.25" ALUMINUM CAP STAMPED PLS 23053 FOUND AT THE N1/4 CORNER SAID SECTION 6 AND A 3.25" ALUMINUM CAP STAMPED PLS 25953 FOUND AT THE N1/16 CORNER SAID SECTION 6. COMMENCING AT SAID N1/16 CORNER; THENCE ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, NORTH 89°49'20" WEST A DISTANCE OF 220.03 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST 70TH AVENUE; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, PARALLEL WITH AND 170.00 FEET EAST OF SAID WEST LINE, NORTH 01°06'09" EAST A DISTANCE OF 50.01 FEET TO A FOUND 2" ALUMINUM CAP STAMPED PLS 25953 AND THE POINT OF BEGINNING; THENCE CONTINUING, PARALLEL WITH AND 170.00 FEET EAST OF SAID WEST LINE, NORTH 01°06'09" EAST A DISTANCE OF 282.01 FEET TO A FOUND 2" ALUMINUM CAP (ILLEGIBLE) AND A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, SOUTH 89°51'31" EAST A DISTANCE OF 419.62 FEET TO A FOUND 2" ALUMINUM CAP (ILLEGIBLE), SAID POINT BEING 20.00 FEET WEST OF THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6; THENCE PARALLEL WITH AND 20 FEET WEST OF SAID EAST LINE, SOUTH 01°03'51" WEST A DISTANCE OF 282.27 FEET TO A FOUND 2" ALUMINUM CAP STAMPED PLS 25953, SAID POINT ALSO BEING 50 FEET NORTH OF SAID SOUTH LINE AND THE NORTH RIGHT OF WAY LINE OF SAID WEST 70TH AVENUE; THENCE PARALLEL WITH AND 50 FEET NORTH OF SAID SOUTH LINE AND ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°49'20" WEST A DISTANCE OF 419.81 FEET TO THE POINT OF BEGINNING.

***Date of Assignment of Deed of Trust: March 23, 2022

Assigned to: LMREC IV NOTE HOLDER, INC.

Recording Date of Assignment of Deed of Trust: March 23, 2022

Reception No.: 2022000025905

Address: 6980 Stuart St, Westminster, CO 80030

Original Note Amt: \$16,300,000.00

LoanType: Unknown

Interest Rate: 0

Current Amount: \$16,300,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): LMREC IV NOTE HOLDER, INC.

Current Owner: 6980 STUART ST, LLC

Grantee (Lender On Deed of Trust): LATITUDE MANAGEMENT REAL ESTATE CAPITAL IV, INC.

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Grantor (Borrower On Deed of Trust) 6980 STUART ST, LLC

Publication: Northglenn-Thornton Sentinel First Publication Date: 12/18/2025

Last Publication Date: 01/15/2026

Attorney for Beneficiary: Snell & Wilmer LLP

Attorney File Number: 4932-2916-8238

Phone: (303)634-2000

Fax: (303)634-2020

Foreclosure Number: A202581495

NED Date: 10/21/2025

Reception #: 2025000061958

Original Sale Date: 02/11/2026

Deed of Trust Date: 06/04/2020

Recording Date: 06/09/2020

Reception #: 2020000051742

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 1, LEGACY RIDGE FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 3259 W 111TH DR, WESTMINSTER, CO 80031-6837

Original Note Amt: \$348,000.00

LoanType: Unknown

Interest Rate: 2.9900

Current Amount: \$312,784.34

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

Current Owner: ROGER D. WEATHERS, SR. AND JANICE L. WEATHERS

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

Grantor (Borrower On Deed of Trust) ROGER D. WEATHERS, SR. AND JANICE L. WEATHERS

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: 00000010630283

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