

Notices of Election and Demand Filed in Adams County

From November 04, 2025 Through November 04, 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: A202581520

NED Date: 11/04/2025

Reception #: 2025000064963

Original Sale Date: 03/04/2026

Deed of Trust Date: 02/12/2021

Recording Date: 02/19/2021

Reception #: 2021000020630

Re-Recording Date

Re-Recorded #:

Legal: Lot 33, Reunion Filing No. 23, City of Commerce City, County of Adams, State of Colorado, according to the recorded plat thereof.

Address: 17287 E 111th Ave, Commerce City, CO 80022

Original Note Amt: \$252,500.00

LoanType: Unknown

Interest Rate: 2.875

Current Amount: \$228,225.27

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Ronald Ralph Robinette

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Loan Simple, Inc., its successors and assigns

Grantor (Borrower On Deed of Trust) Ronald Ralph Robinette

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/08/2026

Last Publication Date: 02/05/2026

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

Attorney File Number: CO25772

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581521

NED Date: 11/04/2025

Reception #: 2025000064960

Original Sale Date: 03/04/2026

Deed of Trust Date: 06/18/2013

Recording Date: 06/28/2013

Reception #: 2013000055996

Re-Recording Date

Re-Recorded #:

Legal: Lot 22, Block 12, Resubdivision of Town & Country Subdivision, County of Adams, State of Colorado.

Address: 6007 Hudson St, Commerce City, CO 80022

Original Note Amt: \$153,411.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$109,683.35

As Of: 04/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): Fifth Third Bank, National Association

Current Owner: Lynnette Lee Winston, Charles Manuel Vigil, Johnny Richard Vigil and Matthew Luke Gallegos-Lucero

Grantee (Lender On Deed of Trust): Fifth Third Mortgage Company

Grantor (Borrower On Deed of Trust) Andrew D Lucero, aka Andrew Lucero

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/08/2026

Last Publication Date: 02/05/2026

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

Attorney File Number: 24CO00150-2

Phone: (720)259-6710

Fax: (720)379-1375

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Foreclosure Number: A202581522

NED Date: 11/04/2025

Reception #: 2025000064964

Original Sale Date: 03/04/2026

Deed of Trust Date: 03/08/2013

Recording Date: 05/06/2013

Reception #: 2013000038266

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 18, PHEASANT RIDGE P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

Address: 221 Las Lomas St, Brighton, CO 80601

Original Note Amt: \$236,173.00

LoanType: Conventional

Interest Rate: 3.75

Current Amount: \$114,938.98

As Of: 06/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Current Owner: Song Ung AND Chhiev H. Ung

Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.

Grantor (Borrower On Deed of Trust) Song Ung AND Chhiev H. Ung

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/08/2026

Last Publication Date: 02/05/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035993

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581523

NED Date: 11/04/2025

Reception #: 2025000064966

Original Sale Date: 03/04/2026

Deed of Trust Date: 08/26/2022

Recording Date: 08/30/2022

Reception #: 2022000073257

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT 29F, BUILDING 29, THE LAKES AT DUNES PARK, ACCORDING TO THE CONDOMINIUM MAP RECORDED ON MAY 03, 2019 AT RECEPTION NO. 2019000033219 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUMS DECLARATION FOR THE LAKE OF THE DUNES PARK, RECORDED ON OCTOBER 17, 2001 AT RECEPTION NO. C0874352, IN SAID RECORDS, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0172103401307

Address: 11250 Florence Street Unit 29F, Commerce City, CO 80640

Original Note Amt: \$385,249.00

LoanType: FHA

Interest Rate: 5.875

Current Amount: \$374,386.69

As Of: 12/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Jessica Nicole Samuel Mosher

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

Grantor (Borrower On Deed of Trust) Jessica Nicole Samuel Mosher

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/08/2026

Last Publication Date: 02/05/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036093

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581524

NED Date: 11/04/2025

Reception #: 2025000064961

Original Sale Date: 03/04/2026

Deed of Trust Date: 10/25/2017

Recording Date: 10/26/2017

Reception #: 2017000094465

Re-Recording Date

Re-Recorded #:

Legal: LOT 21, BLOCK 3, QUAIL CROSSING SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1235 W 135th Ave, Westminster, CO 80234

Original Note Amt: \$289,656.00

LoanType: FHA

Interest Rate: 6.875

Current Amount: \$241,987.07

As Of: 06/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Augustus A Schmitter

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

Grantor (Borrower On Deed of Trust) Augustus A Schmitter

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/08/2026

Last Publication Date: 02/05/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029875

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581525

NED Date: 11/04/2025

Reception #: 2025000064967

Original Sale Date: 03/04/2026

Deed of Trust Date: 09/06/2024

Recording Date: 09/11/2024

Reception #: 2024000050010

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 1, THE VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO

Address: 12201 Village Cir W, Commerce City, CO 80603

Original Note Amt: \$506,841.00

LoanType: VA

Interest Rate: 5.25

Current Amount: \$504,500.26

As Of: 03/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC

Current Owner: Wesley T Cornwell AND Taundra M Cornwell

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

Grantor (Borrower On Deed of Trust) Wesley T Cornwell AND Taundra M Cornwell

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/08/2026

Last Publication Date: 02/05/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035234

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581526

NED Date: 11/04/2025

Reception #: 2025000064962

Original Sale Date: 03/04/2026

Deed of Trust Date: 10/13/2020

Recording Date: 10/15/2020

Reception #: 2020000104962

Re-Recording Date

Re-Recorded #:

Legal: LOT 23, BLOCK 9, RIVER OAKS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11011 Newark St, Commerce City, CO 80640

Original Note Amt: \$430,066.00

LoanType: FHA

Interest Rate: 3.000

Current Amount: \$388,301.43

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Jessica Moya

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for American Pacific Mortgage Corporation, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Jessica Moya

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/08/2026

Last Publication Date: 02/05/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1026138-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581527

NED Date: 11/04/2025

Reception #: 2025000064968

Original Sale Date: 03/04/2026

Deed of Trust Date: 02/15/2024

Recording Date: 02/16/2024

Reception #: 2024000008144

Re-Recording Date

Re-Recorded #:

Legal: LOT 79, REUNION FILING NO. 34, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10096 Zeno St, Commerce City, CO 80022

Original Note Amt: \$490,943.00

LoanType: Unknown

Interest Rate: 6.625

Current Amount: \$484,656.48

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Maria Alicia Alonso Escutia and Luis Rangel Vargas

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. dba Supreme Lending, its successors and assigns

Grantor (Borrower On Deed of Trust) Maria Alicia Alonso Escutia and Luis Rangel Vargas

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/08/2026

Last Publication Date: 02/05/2026

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

Attorney File Number: CO25713

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202581528

NED Date: 11/04/2025 **Reception #:** 2025000064969
Original Sale Date: 03/04/2026
Deed of Trust Date: 08/26/2022 **Recording Date:** 09/02/2022 **Reception #:** 2022000074815
Re-Recording Date: 12/16/2022 **Re-Recorded #:** 2022000097596

Legal: LOT 15, BLOCK 1, PAINTED PRAIRIE SUBDIVISION FILING NO. 1, RECORDED AUGUST 8, 2018 AS RECEPTION NO. 2018000064155, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6172 N Liverpool St, Aurora, CO 80019

Original Note Amt: \$696,224.00 **LoanType:** FHA **Interest Rate:** 5.250
Current Amount: \$668,857.92 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Dawit Y. Gebreselassie
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for M2 Lending Solutions, LLC,
Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Dawit Y. Gebreselassie

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1027310-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581529

NED Date: 11/04/2025 **Reception #:** 2025000064973
Original Sale Date: 03/04/2026
Deed of Trust Date: 09/01/2023 **Recording Date:** 09/12/2023 **Reception #:** 2023000051952
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 5, LAKEVIEW ESTATES SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7121 Xavier St, Westminster, CO 80030

Original Note Amt: \$335,775.00 **LoanType:** FHA **Interest Rate:** 6.250
Current Amount: \$329,429.45 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Kevin Wickes and Aimee Fisher
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Amerisave
Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Kevin Wickes and Aimee Fisher

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026

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

Attorney File Number: CO25701 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202581530

NED Date: 11/04/2025

Reception #: 2025000064978

Original Sale Date: 03/04/2026

Deed of Trust Date: 07/27/2015

Recording Date: 08/03/2015

Reception #: 2015000063089

Re-Recording Date

Re-Recorded #:

Legal: LOT9, BLOCK 4, MILLS SUBDIVISON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1903 Biscay St, Aurora, CO 80011

Original Note Amt: \$228,000.00

LoanType: Unknown

Interest Rate: 4.875

Current Amount: \$229,392.37

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Jose T. Manibusan Jr and Francine T.R. Manibusan
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Envoy Mortgage, LTD. its successors and assigns
Grantor (Borrower On Deed of Trust)	Jose T. Manibusan Jr and Francine T.R. Manibusan

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/08/2026

Last Publication Date: 02/05/2026

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

Attorney File Number: CO11780

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581531

NED Date: 11/04/2025

Reception #: 2025000065016

Original Sale Date: 03/04/2026

Deed of Trust Date: 12/22/2021

Recording Date: 01/05/2022

Reception #: 2022000001618

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 1, BRIGHTON MALL SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157112405006

Address: 454 Dogwood Avenue, Brighton, CO 80601

Original Note Amt: \$422,211.00

LoanType: FHA

Interest Rate: 3

Current Amount: \$391,771.05

As Of: 06/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Brittney Martinez AND Victor Davila
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)	Brittney Martinez AND Victor Davila

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/08/2026

Last Publication Date: 02/05/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036034

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Adams County

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Foreclosure Number: A202581532

NED Date: 11/04/2025 **Reception #:** 2025000065042
Original Sale Date: 03/04/2026
Deed of Trust Date: 09/11/2019 **Recording Date:** 09/12/2019 **Reception #:** 2019000076184
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 3, RANCHO VIEJO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1830 E 96th Dr, Thornton, CO 80229

Original Note Amt: \$250,000.00 **LoanType:** Unknown **Interest Rate:** 4.680
Current Amount: \$268,074.87 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust TX-B
Current Owner: Michael Anthony Madera
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Michael Anthony Madera

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-25-1012050-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581533

NED Date: 11/04/2025 **Reception #:** 2025000065048
Original Sale Date: 03/04/2026
Deed of Trust Date: 07/07/2022 **Recording Date:** 07/13/2022 **Reception #:** 2022000060510
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 8, FAIRVIEW SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7789 GREENLEAF LANE, DENVER, CO 80221

Original Note Amt: \$363,750.00 **LoanType:** VA **Interest Rate:** 4.375
Current Amount: \$346,600.97 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): loanDepot.com, LLC
Current Owner: JORGE A. JACOBS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) JORGE A. JACOBS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/08/2026
Last Publication Date: 02/05/2026
Attorney for Beneficiary: IDEA Law Group, LLC
Attorney File Number: 48245522 **Phone:** (877)353-2146 X1017 **Fax:**