

Notices of Election and Demand Filed in Adams County

From November 18, 2025 Through November 18, 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: A202581547

NED Date: 11/18/2025 **Reception #:** 2025000067939
Original Sale Date: 03/18/2026
Deed of Trust Date: 12/16/2016 **Recording Date:** 12/19/2016 **Reception #:** 201600010864
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 3, AMENDED PLAT OF ADAMS HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6696 Bellaire Street, Commerce City, CO 80022

Original Note Amt: \$208,160.00 **LoanType:** FHA **Interest Rate:** 4.250
Current Amount: \$216,033.08 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary):	NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner:	Kyle Rahne and Tori L Rahne
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for HomeBridge Financial Services, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Kyle Rahne and Tori L Rahne

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1025706-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581548

NED Date: 11/18/2025 **Reception #:** 2025000067765
Original Sale Date: 03/18/2026
Deed of Trust Date: 12/28/2016 **Recording Date:** 12/29/2016 **Reception #:** 2016000113949
Re-Recording Date **Re-Recorded #:**

Legal: Lot 2, ROSSI ACRES SUBDIVISION, a Resubdivision of Lot 5, Fabrizio Acres, County of Adams, State of Colorado

Address: 6861 Elizabeth St., Denver, CO 80229

Original Note Amt: \$168,750.00 **LoanType:** Unknown **Interest Rate:** 4.7500
Current Amount: \$145,545.41 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary):	TH MSR Holdings LLC
Current Owner:	Richard K. McGee
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Fairway Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust)	Richard K. McGee

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO250099 **Phone:** (303)353-2965 **Fax:** (303)632-8183

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Foreclosure Number: A202581549

NED Date: 11/18/2025 **Reception #:** 2025000067766
Original Sale Date: 03/18/2026
Deed of Trust Date: 07/29/2003 **Recording Date:** 07/31/2003 **Reception #:** C1184601
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 17, RIVER RUN SUBDIVISION FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11243 Kingston Street, Henderson, CO 80640

Original Note Amt: \$226,500.00 **LoanType:** Unknown **Interest Rate:** 3.875
Current Amount: \$185,319.84 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary):	U.S. Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For RCF 2 Acquisition Trust
Current Owner:	Angel E. Towers
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for CH Mortgage Company I LTD DBA Melody Mortgage Co, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Angel E. Towers

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1026274-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581550

NED Date: 11/18/2025 **Reception #:** 2025000067769
Original Sale Date: 03/18/2026
Deed of Trust Date: 07/19/2023 **Recording Date:** 07/19/2023 **Reception #:** 2023000041114
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, DAHLIA HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182306201017

Address: 4741 E 70th Ave, Commerce City, CO 80022

Original Note Amt: \$417,302.00 **LoanType:** FHA **Interest Rate:** 6.375
Current Amount: \$408,307.39 **As Of:** 07/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Austin Garrett Timmons AND Charles Arthur Farrar, Jr.
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)	Austin Garrett Timmons AND Charles Arthur Farrar, Jr.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036232 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581551

NED Date: 11/18/2025 **Reception #:** 2025000067767
Original Sale Date: 03/18/2026
Deed of Trust Date: 03/02/2023 **Recording Date:** 03/07/2023 **Reception #:** 2023000012056
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 1, RANGE VIEW SECOND ADDITION, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0172132109006

Address: 6581 East 79th Avenue, Commerce City, CO 80022

Original Note Amt: \$422,211.00 **LoanType:** FHA **Interest Rate:** 6.375
Current Amount: \$411,338.84 **As Of:** 07/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jose Ruiz
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)	Jose Ruiz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036248 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581552

NED Date: 11/18/2025 **Reception #:** 2025000067768
Original Sale Date: 03/18/2026
Deed of Trust Date: 11/07/2022 **Recording Date:** 11/08/2022 **Reception #:** 2022000089928
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 12 AND 13, BLOCK 4, HAZELTINE HEIGHTS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 8401 E 104th Way, Henderson, CO 80640

Original Note Amt: \$366,300.00 **LoanType:** FHA **Interest Rate:** 7.250
Current Amount: \$357,250.30 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary):	Primary Residential Mortgage, Inc.
Current Owner:	Josh James Flood
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)	Josh James Flood

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1027609-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202581553

NED Date: 11/18/2025 **Reception #:** 2025000067770
Original Sale Date: 03/18/2026
Deed of Trust Date: 09/15/2017 **Recording Date:** 09/18/2017 **Reception #:** 2017000081497
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 2, GAMBLE DERBY SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182305421011

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON JULY 11, 2023 AT RECEIPTION NO. 2023000038948
TO CORRECT LEGAL DESCRIPTION.

Address: 6471 Poplar St, Commerce City, CO 80022

Original Note Amt: \$196,377.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$155,437.49 **As Of:** 11/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Roxanne Orr

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) Roxanne Orr

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-027933 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581554

NED Date: 11/18/2025 **Reception #:** 2025000067771
Original Sale Date: 03/18/2026
Deed of Trust Date: 03/27/2024 **Recording Date:** 03/29/2024 **Reception #:** 2024000016173
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 6, BUFFALO HIGHLANDS FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9148 Salida Street, Commerce City, CO 80022

Original Note Amt: \$590,953.00 **LoanType:** FHA **Interest Rate:** 6.875
Current Amount: \$583,737.52 **As Of:** 07/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Diego A. Robles Pulido

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

Grantor (Borrower On Deed of Trust) Diego A. Robles Pulido

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036237 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581555

NED Date: 11/18/2025	Reception #: 2025000067772
Original Sale Date: 03/18/2026	
Deed of Trust Date: 04/10/2006	Recording Date: 04/19/2006
	Re-Recording Date
	Reception #: 20060419000399880
	Re-Recorded #:

Legal: LOT 4, BLOCK 1, NORFOLK PLACE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1791 Norfolk St Unit A, Aurora, CO 80011

Original Note Amt: \$84,000.00	LoanType: Unknown	Interest Rate: 6.875
Current Amount: \$54,567.83	As Of:	Interest Type: Adjustable

Current Lender (Beneficiary):	Bank of America, N.A.
Current Owner:	Essex White and Carol White
Grantee (Lender On Deed of Trust):	Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust)	Essex White and Carol White

Publication: Northglenn-Thornton Sentinel	First Publication Date: 01/22/2026
	Last Publication Date: 02/19/2026

Attorney for Beneficiary:	McCarthy & Holthus, LLP		
Attorney File Number:	CO-25-1028632-JH	Phone: (877)369-6122	Fax: (186)689-47369