

# Notices of Election and Demand Filed in Adams County

From December 04, 2025 Through December 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:** A202581589

**NED Date:** 12/04/2025

**Reception #:** 2025000071409

**Original Sale Date:** 04/08/2026

**Deed of Trust Date:** 02/16/2022

**Recording Date:** 03/01/2022

**Reception #:** 2022000018885

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE FOLLOWING REAL PROPERTY IN THE COUNTY OF ADAMS, STATE OF COLORADO LOT 83,  
REMINGTON, FILING NO. 1, P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 9320 Bellaire Drive, Thornton, CO 80229

**Original Note Amt:** \$352,000.00

**LoanType:** Unknown

**Interest Rate:** 3.750

**Current Amount:** \$333,012.48

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Nexus Nova LLC

**Current Owner:** Richard D Johnson and Christine Johnson

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Planet Home  
Lending, LLC., Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Richard D Johnson and Christine Johnson

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 02/12/2026

**Last Publication Date:** 03/12/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-25-1027764-JH

**Phone:** (877)369-6122

**Fax:** (186)689-47369

**Foreclosure Number:** A202581590

**NED Date:** 12/04/2025

**Reception #:** 2025000071408

**Original Sale Date:** 04/08/2026

**Deed of Trust Date:** 02/09/2021

**Recording Date:** 02/23/2021

**Reception #:** 2021000021883

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 29, BLOCK 8, BENNETT CROSSING FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 333 Spruce Street, Bennett, CO 80102

**Original Note Amt:** \$376,946.00

**LoanType:** FHA

**Interest Rate:** 2.875

**Current Amount:** \$340,903.34

**As Of:** 06/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Kyal Bennett

**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)** Kyal Bennett

**Publication:** Eastern Colorado News (I-70 Sco

**First Publication Date:** 02/13/2026

**Last Publication Date:** 03/13/2026

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 23-029694

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** A202581591

**NED Date:** 12/04/2025

**Reception #:** 2025000071417

**Original Sale Date:** 04/08/2026

**Deed of Trust Date:** 07/12/2021

**Recording Date:** 07/15/2021

**Reception #:** 2021000084739

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 17, BLOCK 16, PAINTED PRAIRIE SUBDIVISION FILING NO. 1, RECORDED AUGUST 8, 2018 AS  
RECEPTION NO. 2018000064155, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 5975 N. Perth Street, Aurora, CO 80019

**Original Note Amt:** \$393,134.00

**LoanType:** Unknown

**Interest Rate:** 6.625

**Current Amount:** \$383,444.97

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Guaranteed Rate, Inc.

**Current Owner:** Kathy M. Lam and Christ Nonthaveth and Vien Q. Lam

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registrations Systems, Inc. ("MERS") as nominee for KBHS Home  
Loans, LLC., Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Kathy M. Lam and Christ Nonthaveth and Vien Q. Lam

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 02/12/2026

**Last Publication Date:** 03/12/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-25-1023412-JH

**Phone:** (877)369-6122

**Fax:** (186)689-47369

**Foreclosure Number:** A202581592

**NED Date:** 12/04/2025

**Reception #:** 2025000071419

**Original Sale Date:** 04/08/2026

**Deed of Trust Date:** 04/30/2019

**Recording Date:** 05/01/2019

**Reception #:** 2019000032343

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 84, BUILDING 13, SHILOH FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 8266 Washington St Unit 84, Denver, CO 80229-8508

**Original Note Amt:** \$193,500.00

**LoanType:** Unknown

**Interest Rate:** 4.375

**Current Amount:** \$173,092.67

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Select Portfolio Servicing, Inc.

**Current Owner:** Michael Lee Trimble

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Cornerstone Home Lending,  
Inc., Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Michael Lee Trimble

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 02/12/2026

**Last Publication Date:** 03/12/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-25-1026715-JH

**Phone:** (877)369-6122

**Fax:** (186)689-47369

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**Foreclosure Number:** A202581593

**NED Date:** 12/04/2025

**Reception #:** 2025000071410

**Original Sale Date:** 04/08/2026

**Deed of Trust Date:** 09/08/2021

**Recording Date:** 09/10/2021

**Reception #:** 2021000108030

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 22, BLOCK 1, COLORADO MANOR, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 4221 E 69th Place, Commerce City, CO 80022

**Original Note Amt:** \$358,900.00

**LoanType:** Unknown

**Interest Rate:** 3.625

**Current Amount:** \$332,937.83

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Guild Mortgage Company LLC

**Current Owner:** Xavier Casillas Martinez and Luz De Abril Casillas Martinez

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Guild Mortgage Company LLC., Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Xavier Casillas Martinez and Luz De Abril Casillas Martinez

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 02/12/2026

**Last Publication Date:** 03/12/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-25-129342-JH

**Phone:** (877)369-6122

**Fax:** (186)689-47369