

# 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

<b>Current Lender (Beneficiary):</b>	Guaranteed Rate, Inc.
<b>Current Owner:</b>	Kathy M. Lam and Christ Nonthaveth and Vien Q. Lam
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registrations Systems, Inc. ("MERS") as nominee for KBHS Home Loans, LLC., Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	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

<b>Current Lender (Beneficiary):</b>	Select Portfolio Servicing, Inc.
<b>Current Owner:</b>	Michael Lee Trimble
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as nominee for Cornerstone Home Lending, Inc., Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	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

<b>NED Date:</b> 12/04/2025	<b>Reception #:</b> 2025000071410
<b>Original Sale Date:</b> 04/08/2026	
<b>Deed of Trust Date:</b> 09/08/2021	<b>Recording Date:</b> 09/10/2021
	<b>Re-Recording Date</b>
	<b>Reception #:</b> 2021000108030
	<b>Re-Recorded #:</b>

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

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

<b>Original Note Amt:</b> \$358,900.00	<b>LoanType:</b> Unknown	<b>Interest Rate:</b> 3.625
<b>Current Amount:</b> \$332,937.83	<b>As Of:</b>	<b>Interest Type:</b> Fixed

<b>Current Lender (Beneficiary):</b>	Guild Mortgage Company LLC
<b>Current Owner:</b>	Xavier Casillas Martinez and Luz De Abril Casillas Martinez
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Guild Mortgage Company LLC., Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Xavier Casillas Martinez and Luz De Abril Casillas Martinez

<b>Publication:</b> Northglenn-Thornton Sentinel	<b>First Publication Date:</b> 02/12/2026
	<b>Last Publication Date:</b> 03/12/2026

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

**Attorney File Number:** CO-25-129342-JH      **Phone:** (877)369-6122      **Fax:** (186)689-47369