

Notices of Election and Demand Filed in Adams County

From December 09, 2025 Through December 09, 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: A202581594

NED Date: 12/09/2025 **Reception #:** 2025000072287
Original Sale Date: 04/08/2026
Deed of Trust Date: 07/26/2004 **Recording Date:** 08/01/2004 **Reception #:** 2024000041857
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 12, NORTH GLENN - NINETEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 640 W 100th Pl, Northglenn, CO 80260

Original Note Amt: \$493,863.00 **LoanType:** Unknown **Interest Rate:** 5.684
Current Amount: \$489,709.02 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Breann Gonzalez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Breann Gonzalez

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-25-1027922-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581595

NED Date: 12/09/2025 **Reception #:** 2025000072300
Original Sale Date: 04/08/2026
Deed of Trust Date: 09/09/2022 **Recording Date:** 09/15/2022 **Reception #:** 2022000077448
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 25 AND 26, AND THE SOUTH 5 FEET OF LOT 27, BLOCK 50, AURORA, EXCEPT THE REAR 8 FEET, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1705 HANOVER ST, AURORA, CO 80010

Original Note Amt: \$436,939.00 **LoanType:** FHA **Interest Rate:** 5.7500
Current Amount: \$419,011.17 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: EDUARDO MONTALVO, JR. AND WUENDY MUÑOZ MILLA AND CARMEN M OQUENDO SANCHEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust) EDUARDO MONTALVO, JR. AND WUENDY MUÑOZ MILLA AND CARMEN M OQUENDO SANCHEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

Attorney for Beneficiary: Barrett, Frappier & Weissman, LLP

Attorney File Number: 00000010662955 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202581596

NED Date: 12/09/2025 **Reception #:** 2025000072288
Original Sale Date: 04/08/2026
Deed of Trust Date: 06/30/2021 **Recording Date:** 07/01/2021 **Reception #:** 2021000079719
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 14201 Cavanaugh Rd, Hudson, CO 80642

Original Note Amt: \$596,850.00 **LoanType:** Conventional **Interest Rate:** 3.125
Current Amount: \$547,845.57 **As Of:** 05/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION
Current Owner: Dinh Thanh Nguyen AND Kirstine Rana Nguyen
Grantee (Lender On Deed of Trust): CHERRY CREEK MORTGAGE, LLC
Grantor (Borrower On Deed of Trust) Dinh Thanh Nguyen AND Kirstine Rana Nguyen

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: 25-035673 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581597

NED Date: 12/09/2025 **Reception #:** 2025000072290
Original Sale Date: 04/08/2026
Deed of Trust Date: 05/28/2021 **Recording Date:** 06/03/2021 **Reception #:** 2021000067493
Re-Recording Date **Re-Recorded #:**

Legal: LOT 41, BLOCK 2, PARKSIDE SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL ID NUMBER: 0171916213041

Address: 10162 QUVAS ST, THORNTON, CO 80260-6351

Original Note Amt: \$343,000.00 **LoanType:** VA **Interest Rate:** 2.875
Current Amount: \$350,501.99 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: EDGAR LEWIS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) EDGAR LEWIS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-034143 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581598

NED Date: 12/09/2025	Reception #: 2025000072291
Original Sale Date: 04/08/2026	
Deed of Trust Date: 09/03/2021	Recording Date: 09/15/2021
	Re-Recording Date
	Reception #: 2021000109172
	Re-Recorded #:

Legal: SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO: LOT 14, BLOCK 1, THE RANCH SUBDIVISION FILING NO. 8 COUNTY OF ADAMS, STATE OF COLORADO. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED INSTRUMENT NO. 2014000029612 OF THE ADAMS COUNTY, COLORADO RECORDS. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

Address: 11691 Decatur Dr, Westminster, CO 80234

Original Note Amt: \$204,280.00	LoanType: Unknown	Interest Rate: 2.490
Current Amount: \$204,280.00	As Of:	Interest Type: Fixed

Current Lender (Beneficiary): KeyBank National Association

Current Owner: Bryan Clifford

Grantee (Lender On Deed of Trust): KeyBank National Association

Grantor (Borrower On Deed of Trust) Bryan Clifford

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-25-1030380-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202581599

NED Date: 12/09/2025 **Reception #:** 2025000072302
Original Sale Date: 04/08/2026
Deed of Trust Date: 06/23/2006 **Recording Date:** 07/10/2006 **Reception #:** 20060710000694820
Re-Recording Date **Re-Recorded #:**

Legal: ALL THE FOLLOWING DESCRIBED LOT(S) OR PARCEL(S) OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ADAMS, AND STATE OF COLORADO, TO-WIT: LOT 1, BLOCK 1, SPRINGVALE SUBDIVISION FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6375 E 139th Avenue, Thornton, CO 80602

Original Note Amt: \$208,000.00 **LoanType:** Unknown **Interest Rate:** 6.9990
Current Amount: \$246,943.82 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary):	Deutsche Bank National Trust Company, as Trustee, on behalf of the certificate holders of the FFMLT Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13
Current Owner:	Julie Dolph
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Franklin a Division of Nat. City Bank of IN, its successors and assigns
Grantor (Borrower On Deed of Trust)	Julie Dolph and Bryan Dolph

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

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

Attorney File Number: CO24865 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202581600

NED Date: 12/09/2025 **Reception #:** 2025000072301
Original Sale Date: 04/08/2026
Deed of Trust Date: 08/14/2020 **Recording Date:** 08/18/2020 **Reception #:** 2020000079810
Re-Recording Date **Re-Recorded #:**

Legal: Condominium Unit C-203, according to the Condominium Map for Roth Park Place Phase 1 (Building C) recorded on June 26, 2019 at Reception No. 2019000049711, and as defined and described in the Condominium Declaration for Roth Park Place recorded on April 12, 2019 at Reception No. 2019000026954 in the office of the Clerk and Recorder for Adams County, Colorado, County of Adams, State of Colorado

Address: 1401 W 85th Avenue Unit C203, Federal Heights, CO 80260

Original Note Amt: \$259,766.00 **LoanType:** Conventional **Interest Rate:** 3.625
Current Amount: \$235,402.22 **As Of:** 06/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Ieesha Meza AND Gerald Maccioli
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)	Ieesha Meza AND Gerald Maccioli

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035506 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581601

NED Date: 12/09/2025 **Reception #:** 2025000072303
Original Sale Date: 04/08/2026
Deed of Trust Date: 04/14/2021 **Recording Date:** 05/11/2021 **Reception #:** 2021000057053
Re-Recording Date **Re-Recorded #:**

Legal: OT 7, BLOCK 4, REPLAT OF COTTON CREEK SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10961 Utica Court, Westminster, CO 80031

Original Note Amt: \$25,000.00	LoanType: Unknown	Interest Rate: 3.25
Current Amount: \$22,980.06	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	Blue Federal Credit Union
Current Owner:	Todd A Jones
Grantee (Lender On Deed of Trust):	Blue Federal Credit Union
Grantor (Borrower On Deed of Trust)	Todd A Jones

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 81601 **Phone:** (303)772-6666 **Fax:** (303)772-2822

Foreclosure Number: A202581602

NED Date: 12/09/2025 **Reception #:** 2025000072389
Original Sale Date: 04/08/2026
Deed of Trust Date: 06/15/2018 **Recording Date:** 06/18/2018 **Reception #:** 2018000048670
Re-Recording Date **Re-Recorded #:**

Legal: LOT 71, BLOCK 2, FOX RUN SUBDIVISION FILING NO. 12, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2230 E 109TH DR, NORTHGLENN, CO 80233

Original Note Amt: \$270,019.00	LoanType: Unknown	Interest Rate: 5.000
Current Amount: \$236,982.05	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION
Current Owner:	GABRIELA RODRIGUEZ AND ALFREDO ROSA
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PACIFIC RESIDENTIAL MORTGAGE
Grantor (Borrower On Deed of Trust)	GABRIELA RODRIGUEZ AND ALFREDO ROSA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

Attorney for Beneficiary: Barrett, Frappier & Weissman, LLP

Attorney File Number: 00000010646222 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202581603

NED Date: 12/09/2025 **Reception #:** 2025000072390
Original Sale Date: 04/08/2026
Deed of Trust Date: 06/22/2022 **Recording Date:** 06/28/2022 **Reception #:** 2022000056453
Re-Recording Date **Re-Recorded #:**

Legal: Lot 18, Block 5, Potomac Farms Filing No. 2, City of Commerce City, County of Adams, State of Colorado.

Address: 10657 Worchester St, Commerce City, CO 80022

Original Note Amt: \$457,875.00 **LoanType:** FHA **Interest Rate:** 5.250
Current Amount: \$438,667.02 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Julian J. Maestas and Laurie L. Maestas
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lakeview Community Capital, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Julian J. Maestas and Laurie L. Maestas

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

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

Attorney File Number: CO25812 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202581604

NED Date: 12/09/2025 **Reception #:** 2025000072391
Original Sale Date: 04/08/2026
Deed of Trust Date: 08/16/2022 **Recording Date:** 09/13/2022 **Reception #:** 2022000076818
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 2, TURNBERRY FILING NO. 1, AS PER THE PLAT RECORDED JUNE 30, 2005 AT RECEIPTION NO. 2005063000693950, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11005 URSULA ST, COMMERCE CITY, CO 80022

Original Note Amt: \$512,800.00 **LoanType:** Unknown **Interest Rate:** 4.375
Current Amount: \$463,512.53 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: LAL JUNG SARU MAGAR AND KAMALA DARLAMI
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENNAR MORTGAGE, LLC
Grantor (Borrower On Deed of Trust) LAL JUNG SARU MAGAR AND KAMALA DARLAMI

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/12/2026
Last Publication Date: 03/12/2026

Attorney for Beneficiary: Barrett, Frappier & Weissman, LLP

Attorney File Number: 00000010613891 **Phone:** (303)350-3711 **Fax:** (303)813-1107