

# 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

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

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

# Notices of Election and Demand Filed in Adams County

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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

**Reception #:** 2021000109172

**Re-Recording Date**

**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

# Notices of Election and Demand Filed in Adams County

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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

# Notices of Election and Demand Filed in Adams County

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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 & Weisserman, LLP

**Attorney File Number:** 00000010646222

**Phone:** (303)350-3711

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Adams County

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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

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

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

**Attorney File Number:** 00000010613891

**Phone:** (303)350-3711

**Fax:** (303)813-1107