

Notices of Election and Demand Filed in Adams County

From December 11, 2025 Through December 11, 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: A202581605

NED Date: 12/11/2025 **Reception #:** 2025000072850
Original Sale Date: 04/15/2026
Deed of Trust Date: 02/20/2004 **Recording Date:** 02/26/2004 **Reception #:** 20040226000021260
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 1, DEMONEY SUBDIVISION, A RESUBDIVISION OF LOTS 9, 10 AND 11, BLOCK 1, EKSTRAND SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Address: 6860 EAST 61ST AVENUE, COMMERCE CITY, CO 80022

Original Note Amt: \$112,000.00 **LoanType:** Unknown **Interest Rate:** 5.875
Current Amount: \$55,815.45 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: ANTHONY D. TRUJILLO
Grantee (Lender On Deed of Trust): ALPINE LENDING, LLC
Grantor (Borrower On Deed of Trust) ANTHONY D. TRUJILLO

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/19/2026
Last Publication Date: 03/19/2026

Attorney for Beneficiary: Barrett, Frappier & Weissman, LLP

Attorney File Number: 00000010565158 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202581606

NED Date: 12/11/2025 **Reception #:** 2025000072849
Original Sale Date: 04/15/2026
Deed of Trust Date: 04/13/2022 **Recording Date:** 04/22/2022 **Reception #:** 2022000036289
Re-Recording Date **Re-Recorded #:**

Legal: LOT 84, COTTONWOOD VISTA, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 393 South 33rd Avenue, Brighton, CO 80601

Original Note Amt: \$245,000.00 **LoanType:** Unknown **Interest Rate:** 4.625
Current Amount: \$233,562.44 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): AMERIHOME MORTGAGE COMPANY LLC
Current Owner: Wesley M. Frederickson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for AmeriHome Mortgage Company, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Wesley M. Frederickson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/19/2026
Last Publication Date: 03/19/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1030388-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202581607

NED Date: 12/11/2025 **Reception #:** 2025000072851
Original Sale Date: 04/15/2026
Deed of Trust Date: 03/14/2023 **Recording Date:** 03/15/2023 **Reception #:** 2023000013676
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, EXCEPT THE EAST 5 FEET THEREOF, BLOCK 1, NORTH GLENN - TWENTY FOURTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10584 PALEY ST, NORTHGLENN, CO 80234

Original Note Amt: \$524,229.00 **LoanType:** Unknown **Interest Rate:** 7.250
Current Amount: \$513,228.44 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary):	Data Mortgage, Inc. DBA Essex Mortgage
Current Owner:	RAYMOND RANGEL AND HEATHER FRANK
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	RAYMOND RANGEL AND HEATHER FRANK

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/19/2026
Last Publication Date: 03/19/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48248800 **Phone:** (877)353-2146 X1017 **Fax:**

Foreclosure Number: A202581608

NED Date: 12/11/2025 **Reception #:** 2025000072846
Original Sale Date: 04/15/2026
Deed of Trust Date: 03/17/2022 **Recording Date:** 03/23/2022 **Reception #:** 2022000025847
Re-Recording Date **Re-Recorded #:**

Legal: Condominium Unit No. 208, Building 19, Cottonwood Villas, in accordance with the Declaration recorded July 24, 1979 in Book 2369 at Page 552 And re-recorded October 22, 1979 in Book 2379 at Page 919, and Condominium Map recorded August 23, 1979 at Reception No. 218723 of the Adams County Records, together with the exclusive right to use the following Common Elements: Parking Space 626, County of Adams, State of Colorado.

Address: 12112 Huron Street #208, Westminster, CO 80234-2061

Original Note Amt: \$150,000.00 **LoanType:** Unknown **Interest Rate:** 4.250
Current Amount: \$143,471.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary):	Fifth Third Bank. NA.
Current Owner:	Cara Reynolds
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, inc. acting solely as nominee for American Financing Corporation
Grantor (Borrower On Deed of Trust)	Cara Reynolds

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/19/2026
Last Publication Date: 03/19/2026

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

Attorney File Number: CO250108 **Phone:** (303)353-2965 **Fax:** (303)632-8183

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Foreclosure Number: A202581609

NED Date: 12/11/2025 **Reception #:** 2025000072848
Original Sale Date: 04/15/2026
Deed of Trust Date: 09/23/2021 **Recording Date:** 10/06/2021 **Reception #:** 2021000118642
Re-Recording Date **Re-Recorded #:**

Legal: LOT EIGHTEEN (18), BLOCK TWELVE (12), VICTORIA HEIGHTS WEST, BLOCKS 11 AND 12, COUNTY OF ADAMS, STATE OF COLORADO.

TAX PARCEL ID NO.: 0171916113012

Address: 925 W 101st Ave, Northglenn, CO 80260

Original Note Amt: \$612,000.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$272,707.68 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary):	FINANCE OF AMERICA REVERSE LLC
Current Owner:	Dorothy J. Paplow
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MAGNOLIA BANK, INCORPORATED, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Dorothy J. Paplow

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/19/2026
Last Publication Date: 03/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036388 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581610

NED Date: 12/11/2025 **Reception #:** 2025000072847
Original Sale Date: 04/15/2026
Deed of Trust Date: 11/16/2023 **Recording Date:** 11/21/2023 **Reception #:** 2023000065035
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 4, SINGLETREE AT D.I.A. SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 19810 E 59th Pl, Aurora, CO 80019

Original Note Amt: \$480,260.00 **LoanType:** FHA **Interest Rate:** 6.375
Current Amount: \$472,872.29 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary):	MidFirst Bank
Current Owner:	Timothy A. Taconi and Buachomphoo T. Taconi
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for LoanDepot.com, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Timothy A. Taconi and Buachomphoo T. Taconi

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/19/2026
Last Publication Date: 03/19/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1030276-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369