

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: 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 l3ook 2369 at Page 552 And re-recorded October 22, 1979 in Book 2379 at Page 919, arid 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

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