

Notices of Election and Demand Filed in Adams County

From December 16, 2025 Through December 16, 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: A202581611

NED Date: 12/16/2025

Reception #: 2025000073602

Original Sale Date: 04/15/2026

Deed of Trust Date: 04/21/2022

Recording Date: 04/26/2022

Reception #: 2022000037233

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 1, PARKSIDE SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0171916212016

Address: 1818 W 102ND AVE, THORNTON, CO 80260

Original Note Amt: \$392,755.00

LoanType:

Interest Rate:

Current Amount: \$374,770.33

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: ARA DELUZIO-VALENZUELA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) ARA DELUZIO-VALENZUELA

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: 24-031863

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581612

NED Date: 12/16/2025

Reception #: 2025000073599

Original Sale Date: 04/15/2026

Deed of Trust Date: 12/01/2021

Recording Date: 12/07/2021

Reception #: 2021000142035

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 9, NORTH HILLS FILING NUMBER ONE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9806 Madison St, Thornton, CO 80229

Original Note Amt: \$392,755.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$366,237.47

As Of: 05/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Peter James

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) Peter James

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: 25-036405

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581613

NED Date: 12/16/2025

Reception #: 2025000073600

Original Sale Date: 04/15/2026

Deed of Trust Date: 12/28/2017

Recording Date: 12/29/2017

Reception #: 2017000114684

Re-Recording Date

Re-Recorded #:

Legal: Lot 4A of Block 11, Lewis Pointe Amendment 1, County of Adams, State of Colorado

Address: 14149 Glencoe Street, Thornton, CO 80602

Original Note Amt: \$501,983.00

LoanType: FHA

Interest Rate: 3.875

Current Amount: \$425,873.83

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Rajesh Damani

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Eagle Home Mortgage, LLC, a Florida Limited Liability Company, its successors and assigns

Grantor (Borrower On Deed of Trust) Rajesh Damani

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/19/2026

Last Publication Date: 03/19/2026

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

Attorney File Number: CO25962

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581614

NED Date: 12/16/2025

Reception #: 2025000073676

Original Sale Date: 04/15/2026

Deed of Trust Date: 09/24/2021

Recording Date: 10/15/2021

Reception #: 2021000121964

Re-Recording Date

Re-Recorded #:

Legal: The following described real property situate in the Adams County, State of Colorado, to wit: Lot 7, Block 2, Overland Hills North, County of Adams, State of Colorado.

Address: 764 N 21st Avenue, Brighton, CO 80601

Original Note Amt: \$247,218.00

LoanType: VA

Interest Rate: 2.250

Current Amount: \$228,750.06

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation

Current Owner: Matthew S Kosak

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for NP, Inc., its successors and assigns

Grantor (Borrower On Deed of Trust) Matthew S Kosak and Sherri Lynn Guerrero

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/19/2026

Last Publication Date: 03/19/2026

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

Attorney File Number: CO25995

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202581615

NED Date: 12/16/2025 **Reception #:** 2025000073677
Original Sale Date: 04/15/2026
Deed of Trust Date: 12/18/2002 **Recording Date:** 01/09/2003 **Reception #:** C1078315
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, GORE SUBDIVISION, RESUBDIVISION OF EAST 1/2 OF BLOCK 181, BOSTON HEIGHTS SECOND FILING,
ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1657 Macon Street, Aurora, CO 80010

Original Note Amt: \$91,000.00 **LoanType:** Unknown **Interest Rate:** 6.000
Current Amount: \$39,345.14 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: Terry F Beach
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network,
Inc., a Delaware Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Terry F Beach

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-25-1030494-JH **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581616

NED Date: 12/16/2025 **Reception #:** 2025000073678
Original Sale Date: 04/15/2026
Deed of Trust Date: 04/15/2022 **Recording Date:** 04/29/2022 **Reception #:** 2022000038397
Re-Recording Date **Re-Recorded #:**

Legal: THE FOLLOWING LANDS AND PROPERTY TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON,
LYING IN BRIGHTON, ADAMS COUNTY, CO TO WIT;
LOT 24, BLOCK 6, EAGLE SHADOW SOUTH SUBDIVISION, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF
COLORADO

Address: 16052 Olive St, Brighton, CO 80602

Original Note Amt: \$262,000.00 **LoanType:** Unknown **Interest Rate:** 2.490
Current Amount: \$260,018.85 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): KeyBank, N.A.
Current Owner: Inkham Chanthivong
Grantee (Lender On Deed of Trust): KeyBank National Association
Grantor (Borrower On Deed of Trust) Donovan Kahler and Inkham Chanthivong

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

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO25860 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Adams County

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Foreclosure Number: A202581617

NED Date: 12/16/2025

Reception #: 2025000073731

Original Sale Date: 04/15/2026

Deed of Trust Date: 07/28/2017

Recording Date: 07/31/2017

Reception #: 20217000065584

Re-Recording Date

Re-Recorded #:

Legal: THE WEST 150 FEET OF THE SOUTH 60 FEET OF PLOT 7, MERRILL FALKNER ACRES, COUNTY OF ADAMS, STATE OF COLORADO

Address: 748 S 2nd Avenue, Brighton, CO 80601

Original Note Amt: \$226,000.00

LoanType: Unknown

Interest Rate: 4.875

Current Amount: \$213,524.17

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1
Current Owner:	Tylor Levi Moore and Leah Moore
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for United Faith Mortgage, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Tylor Levi Moore and Leah Moore

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-25-1030932-JH

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581618

NED Date: 12/16/2025

Reception #: 2025000073730

Original Sale Date: 04/15/2026

Deed of Trust Date: 09/03/2021

Recording Date: 09/15/2021

Reception #: 2021000109172

Re-Recording Date

Re-Recorded #:

Legal: Please see attached Exhibit A.

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: 02/19/2026

Last Publication Date: 03/19/2026

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: A202581619

NED Date: 12/16/2025

Reception #: 2025000073732

Original Sale Date: 04/15/2026

Deed of Trust Date: 05/14/2018

Recording Date: 05/16/2018

Reception #: 2018000039382

Re-Recording Date

Re-Recorded #:

Legal: LOTS 25 AND 26, BLOCK 11, CENTRAL ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0156-9064-11013

Address: 203 NORTH 8TH AVENUE, BRIGHTON, CO 80601

Original Note Amt: \$251,230.00

LoanType: Unknown

Interest Rate: 5.375

Current Amount: \$199,134.31

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	SESAR G. CRESPO CUEVAS
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	SESAR G. CRESPO CUEVAS

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: 22-027557

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581620

NED Date: 12/16/2025

Reception #: 2025000073737

Original Sale Date: 04/15/2026

Deed of Trust Date: 05/31/2024

Recording Date: 06/03/2024

Reception #: 2024000029529

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 2, WOLF CREEK RUN FILING NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 2004 AT
RECEPTION NO. 20040621000510710, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 55602 E 27th Place, Strasburg, CO 80136

Original Note Amt: \$378,026.00

LoanType: FHA

Interest Rate: 7.25

Current Amount: \$374,050.31

As Of: 08/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Charles Gossett, III AND Karrina Snyder
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG HOME LOANS, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Charles Gossett, III AND Karrina Snyder

Publication: Eastern Colorado News (I-70 Sco

First Publication Date: 02/20/2026

Last Publication Date: 03/20/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036451

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581621

NED Date: 12/16/2025

Reception #: 2025000073773

Original Sale Date: 04/15/2026

Deed of Trust Date: 11/04/2021

Recording Date: 11/09/2021

Reception #: 2021000132051

Re-Recording Date

Re-Recorded #:

Legal: LOT 35, BLOCK 26, SUNSET RIDGE THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9380 Newton Street, Westminster, CO 80031-6438

Original Note Amt: \$39,000.00

LoanType: Conventional

Interest Rate: 13.25

Current Amount: \$34,310.10

As Of: 07/15/2025

Interest Type: Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION

Current Owner: Erin Hoffman

Grantee (Lender On Deed of Trust): CANVAS CREDIT UNION

Grantor (Borrower On Deed of Trust): Erin Hoffman

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: 25-036110

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581622

NED Date: 12/16/2025

Reception #: 2025000073777

Original Sale Date: 04/15/2026

Deed of Trust Date: 11/29/2022

Recording Date: 12/08/2022

Reception #: 2022000096061

Re-Recording Date

Re-Recorded #:

Legal: Attached as Exhibit "A"

Address: 6590 Meade Ct, Arvada, CO 80003

Original Note Amt: \$50,000.00

LoanType: Unknown

Interest Rate: 13.49

Current Amount: \$50,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Coastal Community Bank

Current Owner: The Lorenzo Nunez Trust dated 2/1 3/2020

Grantee (Lender On Deed of Trust): Coastal Community Bank

Grantor (Borrower On Deed of Trust): Lorenzo Nunez and Lorenzo Nunez, Trustee(s) of the The Lorenzo Nunez Trust dated 2/13/2020

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/19/2026

Last Publication Date: 03/19/2026

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

Attorney File Number: CO25410

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202581623

NED Date: 12/16/2025

Reception #: 2025000073814

Original Sale Date: 04/15/2026

Deed of Trust Date: 05/03/2022

Recording Date: 05/06/2022

Reception #: 2022000041064

Re-Recording Date

Re-Recorded #:

Legal: ALL OF LOT 15, EXCEPT THE NORTH 40 FEET OF SAID LOT AND ALL OF LOT 14, EXCEPT THE SOUTH 30 FEET OF SAID LOT, BLOCK 157, GIFFORD GARDENS, COUNTY OF ADAMS, STATE OF COLORADO.

*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. 38-35-109(5) recorded in the records of Adams County Colorado on December 12, 2025 at reception number 2025000073135 to correct the legal description

Address: 2045 S Lima St, Aurora, CO 80010

Original Note Amt: \$440,000.00

LoanType: Unknown

Interest Rate: 7.99

Current Amount: \$440,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Capital Fund REIT, LLC

Current Owner: CBBAK, LLC

Grantee (Lender On Deed of Trust): Capital Fund I, LLC

Grantor (Borrower On Deed of Trust): CBBAK, LLC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/19/2026

Last Publication Date: 03/19/2026

Attorney for Beneficiary: Gantenbein Law Firm, LLC

Attorney File Number: 20052

Phone: (303)618-2122

Fax:

Foreclosure Number: A202581624

NED Date: 12/16/2025

Reception #: 2025000073817

Original Sale Date: 04/15/2026

Deed of Trust Date: 09/01/2016

Recording Date: 09/06/2016

Reception #: 2016000073658

Re-Recording Date

Re-Recorded #:

Legal: Lot 1, Conoco Center Subdivision Filing No. 1, County of Adams, State of Colorado.

Address: 9201 Huron Street, Thornton, CO 80260

Original Note Amt: \$1,600,000.00

LoanType: Unknown

Interest Rate: 5

Current Amount: \$1,411,250.25

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Th & Ln, LLC, a Colorado limited liability company

Current Owner: AMRAJ INC

Grantee (Lender On Deed of Trust): Investment Property Exchange Services, Inc., as Qualified Intermediary

Grantor (Borrower On Deed of Trust): AMRAJ INC

Publication: Northglenn-Thornton Sentinel

First Publication Date: 02/19/2026

Last Publication Date: 03/19/2026

Attorney for Beneficiary: Frasca Joiner Goodman & Greenstein, PC

Attorney File Number: 39774-1

Phone: (303)494-3000

Fax: (303)494-6309