

# 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

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	ARA DELUZIO-VALENZUELA
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	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

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Peter James
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	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

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

<b>Current Lender (Beneficiary):</b>	KeyBank, N.A.
<b>Current Owner:</b>	Inkham Chanthivong
<b>Grantee (Lender On Deed of Trust):</b>	KeyBank National Association
<b>Grantor (Borrower On Deed of Trust)</b>	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

<b>NED Date:</b> 12/16/2025	<b>Reception #:</b> 2025000073731
<b>Original Sale Date:</b> 04/15/2026	
<b>Deed of Trust Date:</b> 07/28/2017	<b>Recording Date:</b> 07/31/2017
	<b>Re-Recording Date</b>
	<b>Reception #:</b> 20217000065584
	<b>Re-Recorded #:</b>

**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

<b>Original Note Amt:</b> \$226,000.00	<b>LoanType:</b> Unknown	<b>Interest Rate:</b> 4.875
<b>Current Amount:</b> \$213,524.17	<b>As Of:</b>	<b>Interest Type:</b> Fixed

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

<b>Publication:</b> Northglenn-Thornton Sentinel	<b>First Publication Date:</b> 02/19/2026
	<b>Last Publication Date:</b> 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

<b>NED Date:</b> 12/16/2025	<b>Reception #:</b> 2025000073730
<b>Original Sale Date:</b> 04/15/2026	
<b>Deed of Trust Date:</b> 09/03/2021	<b>Recording Date:</b> 09/15/2021
	<b>Re-Recording Date</b>
	<b>Reception #:</b> 2021000109172
	<b>Re-Recorded #:</b>

**Legal:** Please see attached Exhibit A.

**Address:** 11691 Decatur Dr, Westminster, CO 80234

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

<b>Current Lender (Beneficiary):</b>	KeyBank National Association
<b>Current Owner:</b>	Bryan Clifford
<b>Grantee (Lender On Deed of Trust):</b>	KeyBank National Association
<b>Grantor (Borrower On Deed of Trust)</b>	Bryan Clifford

<b>Publication:</b> Northglenn-Thornton Sentinel	<b>First Publication Date:</b> 02/19/2026
	<b>Last Publication Date:</b> 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

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	SESAR G. CRESPO CUEVAS
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	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. 2004062100510710, 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

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

*Notices of Election and Demand Filed in Adams County*

## **From December 16, 2025 Through December 16, 2025**

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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      **Loan Type:** 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

<b>Publication:</b>	Northglenn-Thornton Sentinel	<b>First Publication Date:</b>	02/19/2026
		<b>Last Publication Date:</b>	03/19/2026

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

**Attorney File Number:** CO25410 **Phone:** (303)274-0155

*Notices of Election and Demand Filed in Adams County*

**From December 16, 2025 Through December 16, 2025**

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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      **Loan Type:** Unknown      **Interest Rate:** 7.99  
**Current Amount:** \$440,000.00      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Capital Fund REIT, LLC  
**Current Owner:** CBAK, LLC  
**Grantee (Lender On Deed of Trust):** Capital Fund I, LLC  
**Grantor (Borrower On Deed of Trust)** CBAK, 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

**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

<b>Publication:</b>	Northglenn-Thornton Sentinel	<b>First Publication Date:</b>	02/19/2026
		<b>Last Publication Date:</b>	03/19/2026

**Attorney for Beneficiary:** Frascona Joiner Goodman & Greenstein, PC

**Attorney File Number:** 39774-1 **Phone:** (303)494-3000