

# Notices of Election and Demand Filed in Adams County

From December 30, 2025 Through December 30, 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:** A202581640

**NED Date:** 12/30/2025

**Reception #:** 2025000076632

**Original Sale Date:** 04/29/2026

**Deed of Trust Date:** 12/07/2024

**Recording Date:** 12/13/2024

**Reception #:** 2024000069433

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** PARCEL ID:0171929107160

SEE ATTACHED LEGAL DESCRIPTION

**Address:** 8450 DECATUR ST UNIT 103, Westminster, CO 80031

**Original Note Amt:** \$53,927.00

**LoanType:** FHA

**Interest Rate:** 7.5

**Current Amount:** \$53,927.00

**As Of:** 02/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK

**Current Owner:** Ervia Davis

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
EQUITY PRIME MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Ervia Davis

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 03/05/2026

**Last Publication Date:** 04/02/2026

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 25-035447

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** A202581641

**NED Date:** 12/30/2025

**Reception #:** 2025000076633

**Original Sale Date:** 04/29/2026

**Deed of Trust Date:** 04/14/2022

**Recording Date:** 04/19/2022

**Reception #:** 2022000034954

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 116, BUFFALO HIGHLANDS SUBDIVISION FILING NO. 3, ACCORDING TO THE PLAT RECORDED MARCH 16, 2018

AT RECEPTION NO. 2018000021903 AND RE-RECORDED MARCH 20, 2018 AT RECEPTION NO. 2018000022788 IN THE  
RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0172321221009

**Address:** 9542 Richfield Street, Commerce City, CO 80022

**Original Note Amt:** \$474,742.00

**LoanType:** FHA

**Interest Rate:** 4.5

**Current Amount:** \$449,223.25

**As Of:** 08/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Adiel Rascon Carbajal

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

**Grantor (Borrower On Deed of Trust)** Adiel Rascon Carbajal

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 03/05/2026

**Last Publication Date:** 04/02/2026

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 24-033591

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** A202581642

**NED Date:** 12/30/2025

**Reception #:** 2025000076634

**Original Sale Date:** 04/29/2026

**Deed of Trust Date:** 05/13/2022

**Recording Date:** 05/20/2022

**Reception #:** 2022000045371

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 45, BLOCK 1, NORFOLK PLACE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.  
PARCEL ID NUMBER: 1821-32-4-13-045  
MODIFICATION OF PROMISSORY NOTE AND/OR DEED OF TRUST RECORDED ON 6/16/2022 AT RECEPTION NO.  
2022000053196 TO CORRECT THE BORROWERS NAME.

**Address:** 16415 E 17th Pl Unit D, Aurora, CO 80011

**Original Note Amt:** \$329,914.00

**LoanType:** FHA

**Interest Rate:** 5.5

**Current Amount:** \$316,238.71

**As Of:** 06/01/2025

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Guy Jennings AND Latoshia Threats
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Guy Jennings AND Latoshia Threats

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 03/05/2026

**Last Publication Date:** 04/02/2026

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 25-036312

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** A202581643

**NED Date:** 12/30/2025

**Reception #:** 2025000076635

**Original Sale Date:** 04/29/2026

**Deed of Trust Date:** 04/21/2003

**Recording Date:** 05/13/2003

**Reception #:** C1142471

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 15, BLOCK 22, SUNSET RIDGE, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 3411 Kassler Place, Westminster, CO 80031

**Original Note Amt:** \$148,000.00

**LoanType:** Unknown

**Interest Rate:** 6.000

**Current Amount:** \$64,598.19

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Federal Home Loan Mortgage Corporation, As Trustee Of The Freddiemac SLST 2023-1 Participation Interest Trust
<b>Current Owner:</b>	William D Austin
<b>Grantee (Lender On Deed of Trust):</b>	Wells Fargo Home Mortgage, Inc.
<b>Grantor (Borrower On Deed of Trust)</b>	William D Austin

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 03/05/2026

**Last Publication Date:** 04/02/2026

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-25-1030876-JH

**Phone:** (877)369-6122

**Fax:** (186)689-47369

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**Foreclosure Number:** A202581644

**NED Date:** 12/30/2025

**Reception #:** 2025000076662

**Original Sale Date:** 04/29/2026

**Deed of Trust Date:** 02/27/2023

**Recording Date:** 03/03/2023

**Reception #:** 2023000011251

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 2, BLOCK 31, NORTHFIELD, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

A.P.N.: 0171925208002

**Address:** 8510 MCDUGAL STREET, DENVER, CO 80229

**Original Note Amt:** \$304,385.00

**LoanType:** FHA

**Interest Rate:** 6.625

**Current Amount:** \$264,217.40

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** TIMOTHY DREILING SR AND DENNIS DREILING

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

**Grantor (Borrower On Deed of Trust)** TIMOTHY DREILING SR AND DENNIS DREILING

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 03/05/2026

**Last Publication Date:** 04/02/2026

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 24-032117

**Phone:** (303)706-9990

**Fax:** (303)706-9994

**Foreclosure Number:** A202581645

**NED Date:** 12/30/2025

**Reception #:** 2025000076675

**Original Sale Date:** 04/29/2026

**Deed of Trust Date:** 06/04/2025

**Recording Date:** 06/09/2025

**Reception #:** 2025000032836

**Re-Recording Date** 09/22/2025

**Re-Recorded #:** 2025000054927

**Legal:** LOT 34, BLOCK 4, MONTICELLO 1971, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171921315016

**Address:** 9036 Mandel Street, Denver, CO 80260

**Original Note Amt:** \$324,277.00

**LoanType:** FHA

**Interest Rate:** 6.75

**Current Amount:** \$324,277.00

**As Of:** 08/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Humberto Castro Moreno

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

**Grantor (Borrower On Deed of Trust)** Humberto Castro Moreno

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 03/05/2026

**Last Publication Date:** 04/02/2026

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 25-036452

**Phone:** (303)706-9990

**Fax:** (303)706-9994

# Notices of Election and Demand Filed in Adams County

From December 30, 2025 Through December 30, 2025

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**Foreclosure Number:** A202581646

**NED Date:** 12/30/2025

**Reception #:** 2025000076693

**Original Sale Date:** 04/29/2026

**Deed of Trust Date:** 09/23/2016

**Recording Date:** 09/28/2016

**Reception #:** 2016000081534

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 15, BLOCK 25, WOODGLEN FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 5434 E 113th Ave, Thornton, CO 80233

**Original Note Amt:** \$274,928.00

**LoanType:** FHA

**Interest Rate:** 4.125

**Current Amount:** \$189,688.93

**As Of:** 08/01/2025

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** JAMES TARREL HUME

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

**Grantor (Borrower On Deed of Trust)** James L. Hume

**Publication:** Northglenn-Thornton Sentinel

**First Publication Date:** 03/05/2026

**Last Publication Date:** 04/02/2026

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 25-036556

**Phone:** (303)706-9990

**Fax:** (303)706-9994