

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 RECEIPTION 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

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Guy Jennings AND Latoshia Threats

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) 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

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, As Trustee Of The FreddieMac SLST 2023-1 Participation Interest Trust

Current Owner: William D Austin

Grantee (Lender On Deed of Trust): Wells Fargo Home Mortgage, Inc.

Grantor (Borrower On Deed of Trust) 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: 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 **Loan Type:** 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

Phone: (303)706-9990