

Adams County Pre Sale Foreclosure List

8/4/2026

12:05:28PM

Sale Date: August 05, 2026

Foreclosure #: A202581348
The Grantor: Timothy Eloy Martinez and Kayla Ann Martinez
Legal Description: LOT 5, BLOCK 46 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.
Street Address: 9281 Hoffman Way, THORNTON, CO 80229
Current Beneficiary Name: Trestle Titling Trust-1
First Publication: 10/23/2025
Last Publication: 11/20/2025
Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$279,450.00
Deficiency: \$69,929.31
Total Indebtedness: \$349,379.31

Foreclosure #: A202681858
The Grantor: Da'Onna R Westbrooks
Legal Description: LOT 38, BLOCK 9, HIGH POINT AT DIA SUBDIVISION FILING NO. 11, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0182102410014
Street Address: 20997 E 65th Ave, Aurora, CO 80019
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY
First Publication: 06/11/2026
Last Publication: 07/09/2026
Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$279,450.00
Deficiency: \$202,036.20
Total Indebtedness: \$481,486.20

Foreclosure #: A202681865

The Grantor: LUIS GUZMAN

Legal Description: LOT 18, BLOCK 7, BUFFALO HIGHLANDS FILING NO. 4, COUNTY OF ADAMS,
STATE OF COLORADO.

Street Address: 9196 RIFLE ST, COMMERCE CITY, CO 80022-9166

Current Beneficiary Name: SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES

First Publication: 06/11/2026

Last Publication: 07/09/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$493,750.00

Deficiency: \$165,498.73

Total Indebtedness: \$659,248.73

Foreclosure #: A202681869

The Grantor: HALEY WHITTAKER

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
APN #: 0182110416014

Street Address: 5694 N GIBRALTER WAY #103, Aurora, CO 80019

Current Beneficiary Name: New American Funding, LLC

First Publication: 06/11/2026

Last Publication: 07/09/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$181,700.00

Deficiency: \$101,173.38

Total Indebtedness: \$282,873.38

Foreclosure: #: A202681874

The Grantor: Cesar Delgado

Legal Description: LOT 11, BLOCK 57, RESUBDIVISION OF PART OF BLOCKS 57-58-62 AND 69 NORTH
GLENN - FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Street Address: 11189 Melody Drive, Northglenn, CO 80234

Current Beneficiary Name: NewRez LLC

First Publication: 06/11/2026

Last Publication: 07/09/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$537,200.00

Deficiency: \$138,821.45

Total Indebtedness: \$676,021.45

Foreclosure: #: A202681880

The Grantor: Sweet Abundance, LLC

Legal Description: Lot 3, Block 1, Westminster Colony Subdivision, County of Adams, State of Colorado.
For informational purposes only: APN: 0171931213023

Street Address: 7905 Zenobia Street, Westminster, CO 80030

Current Beneficiary Name: First-Citizens Bank & Trust Company

First Publication: 06/11/2026

Last Publication: 07/09/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$252,200.00

Deficiency: \$71,554.90

Total Indebtedness: \$323,754.90

Foreclosure: #: A202681889

The Grantor: Robert Quiroz

Legal Description: Attached as Exhibit "A"

Street Address: 9865 Croke Dr, Thornton, CO 80260-8011

Current Beneficiary Name: Flagstar Bank, N.A.

First Publication: 06/11/2026

Last Publication: 07/09/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$210,125.00

Deficiency: \$71,804.14

Total Indebtedness: \$281,929.14

Foreclosure: #: A202681892

The Grantor: Edward Holdcroft

Legal Description: SEE ATTACHED EXHIBIT A

Street Address: 5900 Federal Blvd, Denver, CO 80221

Current Beneficiary Name: Brittany Jo Cunningham

First Publication: 06/11/2026

Last Publication: 07/09/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$295,518.95

Deficiency: \$0.00

Total Indebtedness: \$295,518.95

Total Foreclosures: 8