

Adams County Pre Sale Foreclosure List

9/22/2026

12:00:27PM

Sale Date: September 23, 2026

Foreclosure #: A202581406
The Grantor: HENRY R. ENCINIAS JR
Legal Description: LOT 1, BLOCK 23, SHAW HEIGHTS THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.
APN#: 0171920313001
Street Address: 8921 GROVE STREET, WESTMINSTER, CO 80031
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY
First Publication: 11/20/2025
Last Publication: 12/18/2025
Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$293,940.00
Deficiency: \$38,129.97
Total Indebtedness: \$332,069.97

Foreclosure #: A202581583
The Grantor: Darren Murphy
Legal Description: LOT 3, BLOCK 24A, SHERRELWOOD ESTATES FILING 3A, COUNTY OF ADAMS, STATE OF COLORADO.
Street Address: 1262 Elder Street, Denver, CO 80221
Current Beneficiary Name: Pacific Asset Holding LLC, a Delaware limited liability company; a wholly-owned subsidiary of Pacific Life Insurance Company
First Publication: 02/05/2026
Last Publication: 03/05/2026
Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$499,000.00
Deficiency: \$39,629.00
Total Indebtedness: \$538,629.00

Foreclosure #: A202681768
The Grantor: Victor Arredondo
Legal Description: LOT 7, BLOCK 2, THORNTON VALLEY EAST, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171924403007

Street Address: 9035 Beechwood Drive, Thornton, CO 80229

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/30/2026

Last Publication: 05/28/2026

Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$316,000.00
Deficiency: \$109,493.88
Total Indebtedness: \$425,493.88

Foreclosure #: A202681875
The Grantor: Luis Flores and William W Nicholson and Stephanie Gonzalez

Legal Description: Please see attached Exhibit A.

Street Address: 3061 W 92nd Ave Unit 6D, Westminster, CO 80031-2771

Current Beneficiary Name: NewRez LLC

First Publication: 06/11/2026

Last Publication: 07/09/2026

Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$220,800.00
Deficiency: \$144,198.33
Total Indebtedness: \$364,998.33

Foreclosure: #: A202681986
The Grantor: Jose R. Molina, Jr. AND Robyn Molina
Legal Description: LOT 29, BLOCK 7, APPLE BLOSSOM LAND SUBDIVISION, COUNTY OF ADAMS,
STATE OF COLORADO.

APN #: 0171932207028

Street Address: 7871 Grove St, Westminster, CO 80030

Current Beneficiary Name: PLANET HOME LENDING, LLC

First Publication: 07/30/2026

Last Publication: 08/27/2026

Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$302,220.00
Deficiency: \$123,344.31
Total Indebtedness: \$425,564.31

Foreclosure: #: A202681991
The Grantor: The Torgerson Family Trust

Legal Description: PARCEL A:
THE WEST 307.50 FEET OF THE NORTH 82.50 FEET OF TRACT 10, EXCEPT THE
WEST 20.00 FEET THEREOF, NORTH FEDERAL HEIGHTS, COUNTY OF ADAMS,
STATE OF COLORADO.
PARCEL B:
THE SOUTH 82.50 FEET OF THE WEST HALF OF PLOT 10, EXCEPT THE WEST 20.00
FEET THEREOF, NORTH FEDERAL HEIGHTS, COUNTY OF ADAMS, STATE OF
COLORADO.

Street Address: 9378 Federal Blvd, Federal Heights, CO 80260

Current Beneficiary Name: Cherfein Joint Venture, LLC

First Publication: 07/30/2026

Last Publication: 08/27/2026

Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$275,000.00
Deficiency: \$178,193.79
Total Indebtedness: \$453,193.79

Foreclosure #: A202681992
The Grantor: Bernadine M. Ventura

Legal Description: LOTS 29 AND 30, BLOCK 30, WALNUT GROVE SECOND ADDITION AND
RESUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

Street Address: 585 E Southern Street, Brighton, CO 80601

Current Beneficiary Name: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as
Owner Trustee for Cascade Funding Mortgage Trust HB15

First Publication: 07/30/2026
Last Publication: 08/27/2026

Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$415,087.46
Deficiency: \$0.00
Total Indebtedness: \$415,087.46

Foreclosure #: A202681993
The Grantor: Brian Duane Austin

Legal Description: LOT 29, BLOCK 1, FOX RUN SUBDIVISION, FILING NO. 6, COUNTY OF ADAMS,
STATE OF COLORADO.
APN #: 0171912003089

Street Address: 2796 East 107th Court, Northglenn, CO 80233

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 07/30/2026
Last Publication: 08/27/2026

Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$356,730.00
Deficiency: \$6,993.92
Total Indebtedness: \$363,723.92

Foreclosure: #: A202681994

The Grantor: Corey Clark

Legal Description: CONDOMINIUM UNIT 26A, BUILDING 26, THE LAKES AT DUNES PARK, ACCORDING TO THE CONDOMINIUM MAP RECORDED ON JUNE 25, 2019 AT RECEPTION NO. 2019000049148 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, STATE OF COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUMS DECLARATION FOR THE LAKE OF THE DUNES PARK, RECORDED ON OCTOBER 17, 2001 AT RECEPTION NO. C0874352, IN SAID RECORDS, COUNTY OF ADAMS, STATE OF COLORADO.

Street Address: 11250 Florence Street Unit 26A, Commerce City, CO 80640

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 07/30/2026

Last Publication: 08/27/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$247,710.00

Deficiency: \$70,172.13

Total Indebtedness: \$317,882.13

Foreclosure: #: A202681999

The Grantor: Leidy Sanchez AND Jazmir Ruiz Diaz

Legal Description: LOT 34, BLOCK 4, TOWER GREEN/AURORA SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

*NOTARY CORRECTION AFFIDAVIT RECORDED ON 2/13/2024 AT RECEPTION NO. 2024000007460

Street Address: 19067 E Carmel Dr, Aurora, CO 80011

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 07/30/2026

Last Publication: 08/27/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$302,220.00

Deficiency: \$270,980.73

Total Indebtedness: \$573,200.73

Total Foreclosures: 10