

Adams County Pre Sale Foreclosure List

1/6/2026

12:01:30PM

Sale Date: January 07, 2026

Foreclosure: #: A202480382

The Grantor: PANHIA VUE

Legal Description: LOT 2, BLOCK 34, RIVER VALLEY VILLAGE SUBDIVISION - AMENDMENT NO. 1,
COUNTY OF ADAMS, STATE
OF COLORADO.

Street Address: 9782 CHERRY LANE, THORNTON, CO 80229

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 05/30/2024

Last Publication: 06/27/2024

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$277,400.00

Deficiency: \$145,065.62

Total Indebtedness: \$422,465.62

Foreclosure: #: A202480758

The Grantor: Michael Jacobs AND Samatha Gonzales

Legal Description: LOT 2, BLOCK 6, THORNTON MEADOWS, COUNTY OF ADAMS, STATE OF
COLORADO.

Street Address: 3561 East 122nd Avenue, Thornton, CO 80241

Current Beneficiary Name: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION
TRUST

First Publication: 01/02/2025

Last Publication: 01/30/2025

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$301,893.99

Deficiency: \$0.00

Total Indebtedness: \$301,893.99

Foreclosure #: A202581070

The Grantor: Ryan Deleon

Legal Description: Lot 23, Block 3, Skylake Ranch, County of Adams, State of Colorado.

Street Address: 11874 Eudora Dr, Thornton, CO 80233

Current Beneficiary Name: CrossCountry Mortgage, LLC

First Publication: 06/05/2025

Last Publication: 07/03/2025

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$418,569.00

Deficiency: \$195,583.22

Total Indebtedness: \$614,152.22

Foreclosure #: A202581190

The Grantor: GABRIEL MINOR

Legal Description: LOT 13, BLOCK 126 GIFFORDS RESUBDIVISION OF BLOCK 126 AND 127, BOSTON HEIGHTS, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON MAY 20, 2025 AT RECEPTION NO. 2025000028377

Street Address: 2321 LANSING ST, AURORA, CO 80010

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION

First Publication: 08/07/2025

Last Publication: 09/04/2025

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$325,280.00

Deficiency: \$95,203.29

Total Indebtedness: \$420,483.29

Foreclosure: #: A202581315

The Grantor: Janet Elaine Garretson

Legal Description: Lot 23, Block 2, Rosewood Subdivision, County of Adams, State of Colorado.

Street Address: 7291 Winona Ct, Westminster, CO 80030

Current Beneficiary Name: PennyMac Loan Services, LLC

First Publication: 10/09/2025

Last Publication: 11/06/2025

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$144,857.87

Deficiency: \$0.00

Total Indebtedness: \$144,857.87

Foreclosure: #: A202581329

The Grantor: ERNEST RETIKIS

Legal Description: LOT 1, BLOCK 5, QUAIL VALLEY SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Street Address: 14701 GAYLORD ST, THORNTON, CO 80602

Current Beneficiary Name: CARRINGTON MORTGAGE SERVICES, LLC

First Publication: 10/16/2025

Last Publication: 11/13/2025

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$445,465.00

Deficiency: \$34,873.45

Total Indebtedness: \$480,338.45

Foreclosure #: A202581337

The Grantor: Mauricio R Benitez

Legal Description: LOT 118, REUNION FILING NO. 19, 1ST AMENDMENT, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

Street Address: 10764 Telluride St, Commerce City, CO 80022

Current Beneficiary Name: Citigroup Mortgage Loan Trust 2022-RP4

First Publication: 10/16/2025

Last Publication: 11/13/2025

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$332,903.30

Deficiency: \$349.00

Total Indebtedness: \$333,252.30

Foreclosure #: A202581343

The Grantor: Fawn Hensley AND Michael Hensley

Legal Description: LOT 12, BLOCK 2, THE CENTENNIAL ADDITION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

APN#: 0181528419012

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 5/30/2023 AT RECEPTION NO.

2023000029981 TO CORRECT THE TAX-EXEMPT FINANCING RIDER

Street Address: 764 Madison Way, Bennett, CO 80102

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 10/24/2025

Last Publication: 11/21/2025

Publication Newspaper: Eastern Colorado News (I-70 Scout)

Lender's Bid Amount: \$288,800.00

Deficiency: \$113,761.73

Total Indebtedness: \$402,561.73

Foreclosure #: A202581345

The Grantor: Francisco Javier Mendoza AND Brandy Martinez

Legal Description: LOT 8, BLOCK 2, VILLAGES NORTH SUBDIVISION, FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

APN #: 0171924108008

Street Address: 9210 Jackson Street, Thornton, CO 80229-4263

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 10/23/2025

Last Publication: 11/20/2025

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$420,800.00

Deficiency: \$160,101.73

Total Indebtedness: \$580,901.73

Foreclosure #: A202581391

The Grantor: Roger L. Steege

Legal Description: THE PROPERTY IS LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 25, BLOCK 7, SHERRELWOOD ESTATES FILING NO.8.

*PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON AUGUST 26, 2025 AT RECEPTION NO. 2025000049655 TO CORRECT LEGAL DESCRIPTION.

Street Address: 559 Elbert Way, Denver, CO 80221-4052

Current Beneficiary Name: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION

First Publication: 11/13/2025

Last Publication: 12/11/2025

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$264,742.88

Deficiency: \$0.00

Total Indebtedness: \$264,742.88

Foreclosure #: A202581398

The Grantor: Nouchong Lee AND Elizabeth Kue

Legal Description: LOT 10, BLOCK 11, EAST-GLENN SUBDIVISION, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0157130309009

Street Address: 12923 Dexter Way, Thornton, CO 80241

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 11/13/2025

Last Publication: 12/11/2025

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$433,200.00

Deficiency: \$18,584.94

Total Indebtedness: \$451,784.94

Total Foreclosures: 11