

# Adams County Pre Sale Foreclosure List

2/24/2026

12:15:27PM

Sale Date: February 25, 2026

---

Foreclosure #: A202581459

The Grantor: RONALD R LAPOINTE

Legal Description: LOT 14, BLOCK 2, FOXTON VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

Street Address: 14131 E 102ND AVE, COMMERCE CITY, CO 80022

Current Beneficiary Name: Planet Home Lending, LLC

First Publication: 12/11/2025

Last Publication: 01/08/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$358,649.08

Deficiency: \$0.00

Total Indebtedness: \$358,649.08

---

Foreclosure #: A202581464

The Grantor: Fadi F Abuzahra

Legal Description: LOT 140, THE AMENDED PLAT OF THE WESTMINSTER HOMES SUBDIVISION,  
TOGETHER WITH THE RIGHT TO USE PARKING SPACE NO(S). 205, COUNTY OF  
ADAMS, STATE OF COLORADO  
PARCEL ID NUMBER: 0171930321141

Street Address: 8015 Wolff St Unit, C, Westminster, CO 80031

Current Beneficiary Name: PLANET HOME LENDING, LLC

First Publication: 12/11/2025

Last Publication: 01/08/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$140,300.00

Deficiency: \$126,274.81

Total Indebtedness: \$266,574.81

---

Foreclosure #: A202581479

The Grantor: CRESTON PERCIVAL

Legal Description: LOT 1, BLOCK 12, JASMINE ESTATES FILING NO. 1 AND AFFIDAVIT OR  
CORRECTION RECORDED FEBRUARY 28, 2000 IN FILE 18, MAP 186, RECEPTION  
NO. C0644572, COUNTY OF ADAMS, STATE OF COLORADO.

Street Address: 12075 MONACO CT, BRIGHTON, CO 80602-4623

Current Beneficiary Name: CARRINGTON MORTGAGE SERVICES, LLC

First Publication: 12/18/2025

Last Publication: 01/15/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$262,200.00

Deficiency: \$130,314.48

Total Indebtedness: \$392,514.48

---

Foreclosure: #: A202581494  
The Grantor: 6980 STUART ST, LLC

Legal Description:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE WEST 170 FEET THEREOF AND EXCEPT THE WEST 50 FEET DEDICATED TO THE CITY OF WESTMINSTER AS STUART STREET, THE SOUTH 50 FEET DEDICATED TO THE CITY OF WESTMINSTER AS WEST 70TH AVENUE, AND THE EAST 20 FEET DEDICATED TO THE CITY OF WESTMINSTER AS RALEIGH STREET,  
COUNTY OF ADAMS, STATE OF COLORADO. ALSO DESCRIBED AS: (AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED FEBRUARY 24, 2016 AND LAST REVISED MARCH 17, 2016, PREPARED BY POWER SURVEYING COMPANY, INC., JOB #501-16-035) A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: THE WEST LINE OF THE N1/2 NE1/4 SEC. 6, T.35., R.68W., OF THE 6TH P.M. IS ASSUMED TO BEAR SOUTH 01°06'09" WEST A DISTANCE OF 1327.51 FEET BETWEEN A 3.25" ALUMINUM CAP STAMPED PLS 23053 FOUND AT THE N1/4 CORNER SAID SECTION 6 AND A 3.25" ALUMINUM CAP STAMPED PLS 25953 FOUND AT THE N1/16 CORNER SAID SECTION 6. COMMENCING AT SAID N1/16 CORNER; THENCE ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, NORTH 89°49'20" WEST A DISTANCE OF 220.03 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST 70TH AVENUE; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, PARALLEL WITH AND 170.00 FEET EAST OF SAID WEST LINE, NORTH 01°06'09" EAST A DISTANCE OF 50.01 FEET TO A FOUND 2" ALUMINUM CAP STAMPED PLS 25953 AND THE POINT OF BEGINNING; THENCE CONTINUING, PARALLEL WITH AND 170.00 FEET EAST OF SAID WEST LINE, NORTH 01°06'09" EAST A DISTANCE OF 282.01 FEET TO A FOUND 2" ALUMINUM CAP (ILLEGIBLE) AND A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, SOUTH 89°51'31" EAST A DISTANCE OF 419.62 FEET TO A FOUND 2" ALUMINUM CAP (ILLEGIBLE), SAID POINT BEING 20.00 FEET WEST OF THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6; THENCE PARALLEL WITH AND 20 FEET WEST OF SAID EAST LINE, SOUTH 01°03'51" WEST A DISTANCE OF 282.27 FEET TO A FOUND 2" ALUMINUM CAP STAMPED PLS 25953, SAID POINT ALSO BEING 50 FEET NORTH OF SAID SOUTH LINE AND THE NORTH RIGHT OF WAY LINE OF SAID WEST 70TH AVENUE; THENCE PARALLEL WITH AND 50 FEET NORTH OF SAID SOUTH LINE AND ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°49'20" WEST A DISTANCE OF 419.81 FEET TO THE POINT OF BEGINNING.

\*\*\*Date of Assignment of Deed of Trust: March 23, 2022

Assigned to: LMREC IV NOTE HOLDER, INC.  
Recording Date of Assignment of Deed of Trust: March 23, 2022  
Reception No.: 2022000025905

Street Address: 6980 Stuart St, Westminster, CO 80030

Current Beneficiary Name: LMREC IV NOTE HOLDER, INC.

First Publication: 12/18/2025

Last Publication: 01/15/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$16,000,000.00

Deficiency: \$1,846,631.07

Total Indebtedness: \$17,846,631.07

---

Foreclosure #: A202581496

The Grantor: Carlos Juan Mendoza and Jesus Mendoza Bustos

Legal Description: LOT 12, BLOCK 3, GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 7,  
COUNTY OF ADAMS, STATE OF COLORADO.

Street Address: 21881 E 38th Place, Aurora, CO 80019

Current Beneficiary Name: Cornerstone Home Lending, A Division Of Cornerstone Capital Bank, SSB

First Publication: 01/01/2026

Last Publication: 01/29/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$327,560.00

Deficiency: \$163,352.30

Total Indebtedness: \$490,912.30

---

Foreclosure #: A202581505

The Grantor: Justin Arends

Legal Description: LOT 3, BLOCK 5, BELLE CREEK FILING NO. 3 AMENDMENT NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

Street Address: 10526 Akron St., Commerce City, CO 80640-7784

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 01/01/2026

Last Publication: 01/29/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$364,800.00

Deficiency: \$124,090.33

Total Indebtedness: \$488,890.33

---

Foreclosure #: A202581506

The Grantor: Jean Marick Hirang, V AND John Mark Tubigon Donaire

Legal Description: LOT 9, BLOCK 1, FRONTERRA VILLAGE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0172317313024

Street Address: 15333 E 98th Pl, Commerce City, CO 80022

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 01/01/2026

Last Publication: 01/29/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$384,560.00

Deficiency: \$137,173.98

Total Indebtedness: \$521,733.98

---

Foreclosure #: A202581507

The Grantor: Desaray S. Brown

Legal Description: LOT 373, REUNION FILING NO. 37, COUNTY OF ADAMS, STATE OF COLORADO.

Street Address: 10990 Memphis Ct, Commerce City, CO 80022-9118

Current Beneficiary Name: Lakeview Loan Servicing, LLC

First Publication: 01/01/2026

Last Publication: 01/29/2026

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$402,800.00

Deficiency: \$147,908.87

Total Indebtedness: \$550,708.87

---

Total Foreclosures: 8