

Notices of Election and Demand Filed in Adams County

From June 10, 2025 Through June 10, 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: A202581210

NED Date: 06/10/2025 **Reception #:** 2025000033194
Original Sale Date: 10/01/2025
Deed of Trust Date: 12/07/2023 **Recording Date:** 12/13/2023 **Reception #:** 2023000068808
Re-Recording Date **Re-Recorded #:**

Legal: Lot 25, Block 2, Shaw Heights Ninth Filing, County of Adams, State of Colorado.

Address: 4687 W 87th Pl, Westminster, CO 80031

Original Note Amt: \$25,000.00 **LoanType:** Unknown **Interest Rate:** 8.500
Current Amount: \$24,973.44 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Ent Credit Union
Current Owner: Joseph R. Archuleta
Grantee (Lender On Deed of Trust): Ent Credit Union
Grantor (Borrower On Deed of Trust): Joseph R. Archuleta

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: Susemihl, McDermott, & Downie, PC
Attorney File Number: 81210 **Phone:** (719)579-6500 **Fax:** (719)579-9339

Foreclosure Number: A202581211

NED Date: 06/10/2025 **Reception #:** 2025000033195
Original Sale Date: 10/01/2025
Deed of Trust Date: 08/06/2012 **Recording Date:** 08/17/2012 **Reception #:** 2012000061132
Re-Recording Date **Re-Recorded #:**

Legal: LOT SIX (6), COTTON CREEK SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11125 WOLFF WAY, WESTMINSTER, CO 80031

Original Note Amt: \$232,902.00 **LoanType:** VA **Interest Rate:** 3.990
Current Amount: \$174,547.88 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING LLC
Current Owner: LEONARD GONZALES AND CARNA C GONZALES
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS
NOMINEE FOR NATIONS LENDING CORPORATION, ITS SUCCESSORS AND
ASSIGNS
Grantor (Borrower On Deed of Trust): LEONARD GONZALES AND CARNA C GONZALES

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: IDEA Law Group, LLC
Attorney File Number: 48199261 **Phone:** (877)353-2146 X1017 **Fax:**

Notices of Election and Demand Filed in Adams County

From June 10, 2025 Through June 10, 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: A202581212

NED Date: 06/10/2025 **Reception #:** 2025000033200
Original Sale Date: 10/01/2025
Deed of Trust Date: 09/23/2021 **Recording Date:** 09/29/2021 **Reception #:** 2021000115365
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3A, BLOCK 15, LEWIS POINTE AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 14077 HUDSON ST, THORNTON, CO 80602-7826

Original Note Amt: \$656,824.00 **LoanType:** VA **Interest Rate:** 3.125
Current Amount: \$611,600.76 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: EVAN W POTTER AND COURTNEY POTTER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, NC. AS NOMINEE FOR
NORTHPOINTE BANK
Grantor (Borrower On Deed of Trust) EVAN W POTTER AND COURTNEY POTTER

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010475747 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202581213

NED Date: 06/10/2025 **Reception #:** 2025000033199
Original Sale Date: 10/01/2025
Deed of Trust Date: 02/09/2024 **Recording Date:** 02/12/2024 **Reception #:** 2024000006972
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 21, YORKTOWN HOMES, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7891 YORK ST 3, DENVER, CO 80229

Original Note Amt: \$279,837.00 **LoanType:** FHA **Interest Rate:** 7.375
Current Amount: \$278,318.74 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Data Mortgage, Inc. DBA Essex Mortgage
Current Owner: ADAM MARK GOMEZ JR AND VICTORIA ROSE GOMEZ AND ADAM MARK GOMEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS
NOMINEE FOR OCMBC, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) ADAM MARK GOMEZ JR AND VICTORIA ROSE GOMEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025
Attorney for Beneficiary: IDEA Law Group, LLC
Attorney File Number: 48197921 **Phone:** (877)353-2146 X1017 **Fax:**

Notices of Election and Demand Filed in Adams County

From June 10, 2025 Through June 10, 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: A202581214

NED Date: 06/10/2025 **Reception #:** 2025000033197
Original Sale Date: 10/01/2025
Deed of Trust Date: 07/07/2022 **Recording Date:** 07/13/2022 **Reception #:** 2022000060486
Re-Recording Date **Re-Recorded #:**

Legal: Lot 29. Block 2, Fallbrook Subdivision Filing No. 3, County of Adams, State of Colorado,

Address: 14138 Harrison St, Thornton, CO 80602

Original Note Amt: \$150,000.00 **LoanType:** Unknown **Interest Rate:** 4.000
Current Amount: \$150,000.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Ent Credit Union
Current Owner: Katherine Marie Simmons
Grantee (Lender On Deed of Trust): Ent Credit Union
Grantor (Borrower On Deed of Trust) Katherine Marie Simmons

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: Susemihl, McDermott, & Downie, PC
Attorney File Number: 81214 **Phone:** (719)579-6500 **Fax:** (719)579-9339

Foreclosure Number: A202581215

NED Date: 06/10/2025 **Reception #:** 2025000033198
Original Sale Date: 10/01/2025
Deed of Trust Date: 06/23/2021 **Recording Date:** 07/07/2021 **Reception #:** 2021000080757
Re-Recording Date **Re-Recorded #:**

Legal: LOT 31, BLOCK 5, WOODGLEN FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11202 Ash Circle, Thornton, CO 80233

Original Note Amt: \$320,000.00 **LoanType:** Unknown **Interest Rate:** 3.250
Current Amount: \$305,586.23 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): New American Funding F/K/A Broker Solutions, Inc. D/B/A/ New American Funding
Current Owner: Aaron White and Sarah White
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker Solutions, Inc., dba New American Funding, its successors and assigns
Grantor (Borrower On Deed of Trust) Aaron White and Sarah White

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO24813 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Adams County

From June 10, 2025 Through June 10, 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: A202581216

NED Date: 06/10/2025 **Reception #:** 2025000033236
Original Sale Date: 10/01/2025
Deed of Trust Date: 02/27/2020 **Recording Date:** 03/24/2020 **Reception #:** 2020000026223
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, REUNION FILING NO. 18, 1ST AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL ID: 0172309403092

Address: 10495 Truckee Street, Commerce City, CO 80022

Original Note Amt: \$382,936.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$356,868.64 **As Of:** 10/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Ashley Martynow
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Ashley Martynow

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030636 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581217

NED Date: 06/10/2025 **Reception #:** 2025000033238
Original Sale Date: 10/01/2025
Deed of Trust Date: 02/12/2003 **Recording Date:** 02/19/2003 **Reception #:** C1098145
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 2, NORWOOD PARK, COUNTY OF ADAMS, STATE OF COLORADO

Address: 7940 Hollywood Street, Commerce City, CO 80022

Original Note Amt: \$262,500.00 **LoanType:** FHA **Interest Rate:** 3.420
Current Amount: \$363,711.56 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee For VRMTG Asset Trust
Current Owner: Fred Pacheco and Rose Pacheco
Grantee (Lender On Deed of Trust): Financial Freedom Senior Funding Corporation, a Subsidiary of Lehman Brothers Bank, FSB
Grantor (Borrower On Deed of Trust) Fred Pacheco and Rose Pacheco

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1011377-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Notices of Election and Demand Filed in Adams County

From June 10, 2025 Through June 10, 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: A202581218

NED Date: 06/10/2025 **Reception #:** 2025000033268
Original Sale Date: 10/01/2025
Deed of Trust Date: 02/28/2019 **Recording Date:** 03/06/2019 **Reception #:** 2019000016380
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 3, SHERRELWOOD ESTATES FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7903 Sherman Way, Denver, CO 80221

Original Note Amt: \$328,555.00 **LoanType:** FHA **Interest Rate:** 4.625
Current Amount: \$295,152.38 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Alfredo Gurrola-Guzman and Lina Cabral Talavera
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Alfredo Gurrola-Guzman and Lina Cabral Talavera

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1014390-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581219

NED Date: 06/10/2025 **Reception #:** 2025000033424
Original Sale Date: 10/01/2025
Deed of Trust Date: 09/19/2018 **Recording Date:** 09/20/2018 **Reception #:** 2018000076523
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27, REUNION FILING NO. 18, 1ST AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 18113 E 104TH WAY, COMMERCE CITY, CO 80022

Original Note Amt: \$355,443.00 **LoanType:** Unknown **Interest Rate:** 4.750
Current Amount: \$316,955.22 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: MARYLOU VILLALOBOS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEST HOME LENDING, LLC
Grantor (Borrower On Deed of Trust) MARYLOU VILLALOBOS

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/07/2025
Last Publication Date: 09/04/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010484731 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Adams County

From June 10, 2025 Through June 10, 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: A202581220

| | | | | | |
|----------------------------|------------|--------------------------|---------------|-----------------------|---------------|
| NED Date: | 06/10/2025 | Reception #: | 2025000033423 | | |
| Original Sale Date: | 10/01/2025 | | | | |
| Deed of Trust Date: | 01/26/2024 | Recording Date: | 01/29/2024 | Reception #: | 2024000004609 |
| | | Re-Recording Date | | Re-Recorded #: | |

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 8701 HURON STREET, UNIT 1-210, THORNTON, CO 80260

| | | | | | |
|---------------------------|--------------|------------------|---------|-----------------------|-------|
| Original Note Amt: | \$198,158.00 | LoanType: | Unknown | Interest Rate: | 6.750 |
| Current Amount: | \$196,587.50 | As Of: | | Interest Type: | Fixed |

| | |
|--|---|
| Current Lender (Beneficiary): | NATIONSTAR MORTGAGE LLC |
| Current Owner: | ADRIANNA ELLIOTT |
| Grantee (Lender On Deed of Trust): | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION |
| Grantor (Borrower On Deed of Trust) | ADRIANNA ELLIOTT |

| | | | |
|---------------------|------------------------------|--------------------------------|------------|
| Publication: | Northglenn-Thornton Sentinel | First Publication Date: | 08/07/2025 |
| | | Last Publication Date: | 09/04/2025 |

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

| | | | | | |
|------------------------------|----------------|---------------|---------------|-------------|---------------|
| Attorney File Number: | 00000010433720 | Phone: | (303)350-3711 | Fax: | (303)813-1107 |
|------------------------------|----------------|---------------|---------------|-------------|---------------|

Foreclosure Number: A202581221

| | | | | | |
|----------------------------|------------|--------------------------|---------------|-----------------------|---------------|
| NED Date: | 06/10/2025 | Reception #: | 2025000033428 | | |
| Original Sale Date: | 10/01/2025 | | | | |
| Deed of Trust Date: | 01/21/2010 | Recording Date: | 01/25/2010 | Reception #: | 2010000004823 |
| | | Re-Recording Date | | Re-Recorded #: | |

Legal: LOT 1, BLOCK 23, FRONTERRA VILLAGE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 15714 E 97th Ave, Commerce City, CO 80022

| | | | | | |
|---------------------------|--------------|------------------|-----|-----------------------|-------|
| Original Note Amt: | \$177,960.00 | LoanType: | FHA | Interest Rate: | 5.250 |
| Current Amount: | \$170,681.53 | As Of: | | Interest Type: | Fixed |

| | |
|--|------------------------|
| Current Lender (Beneficiary): | Wells Fargo Bank, N.A. |
| Current Owner: | Nicholas Archuleta |
| Grantee (Lender On Deed of Trust): | Wells Fargo Bank, N.A. |
| Grantor (Borrower On Deed of Trust) | Nicholas Archuleta |

| | | | |
|---------------------|------------------------------|--------------------------------|------------|
| Publication: | Northglenn-Thornton Sentinel | First Publication Date: | 08/07/2025 |
| | | Last Publication Date: | 09/04/2025 |

Attorney for Beneficiary: McCarthy & Holthus, LLP

| | | | | | |
|------------------------------|------------------|---------------|---------------|-------------|----------------|
| Attorney File Number: | CO-25-1016934-LL | Phone: | (877)369-6122 | Fax: | (186)689-47369 |
|------------------------------|------------------|---------------|---------------|-------------|----------------|

Notices of Election and Demand Filed in Adams County

From June 10, 2025 Through June 10, 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: A202581222

NED Date: 06/10/2025

Reception #: 2025000033435

Original Sale Date: 10/01/2025

Deed of Trust Date: 03/04/2022

Recording Date: 03/15/2022

Reception #: 2022000023071

Re-Recording Date

Re-Recorded #:

Legal: Lot 1, Block 10, Prairie Farm Subdivision Filing, No. 1, County of Adams, State of Colorado, according to the plat thereof recorded July 16, 2007 under Reception No. 2007000067891.

Address: 9850 Waco Street, Commerce City, CO 80022

Original Note Amt: \$661,500.00

LoanType: Unknown

Interest Rate: 4.125

Current Amount: \$647,912.23

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.

Current Owner: Juan Rocha

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Synergy One Lending, Inc., its successors and assigns

Grantor (Borrower On Deed of Trust) Juan Rocha

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/07/2025

Last Publication Date: 09/04/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO24632

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581223

NED Date: 06/10/2025

Reception #: 2025000033453

Original Sale Date: 10/01/2025

Deed of Trust Date: 11/11/2022

Recording Date: 11/16/2022

Reception #: 2022000091581

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 22, SHERRELWOOD ESTATES, FILING NO. 2,COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8379 Vallejo Street, Denver, CO 80221

Original Note Amt: \$456,000.00

LoanType: Unknown

Interest Rate: 7.875

Current Amount: \$448,236.38

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Athene Annuity and Life Company

Current Owner: Brett Randall Durham

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citadel Servicing Corporation dba ACRA Lending, its successors and assigns

Grantor (Borrower On Deed of Trust) Brett Randall Durham

Publication: Northglenn-Thornton Sentinel

First Publication Date: 08/07/2025

Last Publication Date: 09/04/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO24790

Phone: (303)274-0155

Fax: (303)274-0159