

Notices of Election and Demand Filed in Adams County

From July 31, 2025 Through July 31, 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: A202581308

NED Date: 07/31/2025

Reception #: 2025000043986

Original Sale Date: 12/03/2025

Deed of Trust Date: 03/06/2024

Recording Date: 03/11/2024

Reception #: 2024000012629

Re-Recording Date

Re-Recorded #:

Legal: LOT 21, BLOCK 9, RESUBDIVISION OF PARCEL F VILLAGES OF YORKSHIRE, A PLANNED UNIT DEVELOPMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1994 E 102nd Circle, Thornton, CO 80229

Original Note Amt: \$412,392.00

LoanType: FHA

Interest Rate: 6.875

Current Amount: \$408,836.71

As Of: 03/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Pereira Junior, Pedro, Elias Furquim

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW AMERICAN FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Pedro Elias Furquim Pereira Junior

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035329

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581309

NED Date: 07/31/2025

Reception #: 2025000043988

Original Sale Date: 12/03/2025

Deed of Trust Date: 08/24/2021

Recording Date: 08/27/2021

Reception #: 2021000102418

Re-Recording Date

Re-Recorded #:

Legal: LOT 27B, TOGETHER WITH THE RIGHT TO USE GARAGE 27B, BALBOA PARK FILING NO. ONE, COUNTY OF ADAMS, STATE OF COLORADO.
APN #: 0171926416108

Address: 2265 Coronado Parkway N Unit B, Denver, CO 80229

Original Note Amt: \$270,019.00

LoanType: FHA

Interest Rate: 3

Current Amount: \$250,039.63

As Of: 03/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Montoya, Sonia

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Sonia Montoya

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035281

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202581310

NED Date: 07/31/2025

Reception #: 2025000043949

Original Sale Date: 12/03/2025

Deed of Trust Date: 05/13/2022

Recording Date: 05/20/2022

Reception #: 2022000045406

Re-Recording Date

Re-Recorded #:

Legal: LOT 28, BLOCK 7, SHERRELWOOD ESTATES FILING NO. 8, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7868 Linda Circle, Denver, CO 80221

Original Note Amt: \$441,000.00

LoanType: Unknown

Interest Rate: 7.499

Current Amount: \$441,000.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Homes 2023-NQM1 Trust

Current Owner: West Home Group, LLC, A Colorado Limited Liability

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for HomeExpress Mortgage Corp.,
Its Successors and Assigns

Grantor (Borrower On Deed of Trust) West Home Group, LLC, A Colorado Limited Liability

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1015972-LL

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581311

NED Date: 07/31/2025

Reception #: 2025000043955

Original Sale Date: 12/03/2025

Deed of Trust Date: 10/25/2021

Recording Date: 11/02/2021

Reception #: 2021000128365

Re-Recording Date

Re-Recorded #:

Legal: LOT 46, REUNION FILING NO. 22, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

Address: 11060 RICHFIELD CIRCLE, COMMERCE CITY, CO 80022

Original Note Amt: \$380,000.00

LoanType: Unknown

Interest Rate: 3.3750

Current Amount: \$369,372.14

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC

Current Owner: WILLIAM HELLHAKE

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FAIRWAY INDEPENDENT MORTGAGE CORPORATION

Grantor (Borrower On Deed of Trust) WILLIAM HELLHAKE

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010532349

Phone: (303)350-3711

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Foreclosure Number: A202581312

NED Date: 07/31/2025

Reception #: 2025000043985

Original Sale Date: 12/03/2025

Deed of Trust Date: 10/02/2020

Recording Date: 10/14/2020

Reception #: 2020000104049

Re-Recording Date

Re-Recorded #:

Legal: LOT 4 BLOCK 5 BROMLEY PARK FILING 2 COUNTY OF ADAMS STATE OF COLORADO.

Address: 5366 Golden Eagle Pkwy, Brighton, CO 80601-8746

Original Note Amt: \$276,300.00

LoanType: VA

Interest Rate: 2.750

Current Amount: \$253,421.70

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Scott D Guthals and Vicki A Swann
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Lakeview Loan Servicing, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Scott D Guthals and Vicki A Swann

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1019952-LL

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581313

NED Date: 07/31/2025

Reception #: 2025000043992

Original Sale Date: 12/03/2025

Deed of Trust Date: 03/30/2023

Recording Date: 04/04/2023

Reception #: 2023000017891

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 17, BUFFALO HIGHLANDS FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO

Address: 9090 SEDALIA ST, COMMERCE CITY, CO 80022-9156

Original Note Amt: \$575,141.00

LoanType: FHA

Interest Rate: 5.500

Current Amount: \$561,297.05

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	PENNYMAC LOAN SERVICES, LLC
Current Owner:	GREGORY CHELF AND TKEYAH NIEVES
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PENNYMAC LOAN SERVICES, LLC
Grantor (Borrower On Deed of Trust)	GREGORY CHELF AND TKEYAH NIEVES

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010527315

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Foreclosure Number: A202581314

NED Date: 07/31/2025

Reception #: 2025000043995

Original Sale Date: 12/03/2025

Deed of Trust Date: 04/25/2022

Recording Date: 05/03/2022

Reception #: 2022000038952

Re-Recording Date

Re-Recorded #:

Legal: LOT 25, BLOCK 2, MIDTOWN AT CLEAR CREEK - FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6684 ZUNI STREET, DENVER, CO 80221

Original Note Amt: \$572,000.00

LoanType: Unknown

Interest Rate: 5.250

Current Amount: \$550,267.57

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	AMERIHOM MORTGAGE COMPANY, LLC
Current Owner:	RYAN R. GONZALES AND ALYSSA L. GONZALES
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC.
Grantor (Borrower On Deed of Trust)	RYAN R. GONZALES AND ALYSSA L. GONZALES

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010489490

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: A202581315

NED Date: 07/31/2025

Reception #: 2025000043994

Original Sale Date: 12/03/2025

Deed of Trust Date: 05/14/2021

Recording Date: 06/02/2021

Reception #: 2021000065803

Re-Recording Date

Re-Recorded #:

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

Address: 7291 Winona Ct, Westminster, CO 80030

Original Note Amt: \$161,000.00

LoanType: FNMA

Interest Rate: 3.25

Current Amount: \$133,284.11

As Of: 02/01/2025

Interest Type: Fixed

Current Lender (Beneficiary):	PennyMac Loan Services, LLC
Current Owner:	Janet Elaine Garretson
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for PennyMac Loan Services, LLC
Grantor (Borrower On Deed of Trust)	Janet Elaine Garretson

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 22CO00373-1

Phone: (720)259-6710

Fax: (720)379-1375

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Foreclosure Number: A202581316

NED Date: 07/31/2025

Reception #: 2025000044210

Original Sale Date: 12/03/2025

Deed of Trust Date: 02/28/2020

Recording Date: 03/02/2020

Reception #: 2020000019883

Re-Recording Date

Re-Recorded #:

Legal: See Attached Exhibit A

Address: 8968 Fox Dr. # 2-203, Thornton, CO 80260-8825

Original Note Amt: \$257,050.00

LoanType: Unknown

Interest Rate: 3.500

Current Amount: \$230,558.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC

Current Owner: Michael Vondra

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc., Its
Successors and Assigns

Grantor (Borrower On Deed of Trust) Michael Vondra

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1003562-LL

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581317

NED Date: 07/31/2025

Reception #: 2025000044205

Original Sale Date: 12/03/2025

Deed of Trust Date: 04/12/2021

Recording Date: 04/14/2021

Reception #: 2021000045533

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 4, EAGLE CREEK SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9615 LANSING CIR, COMMERCE CITY, CO 80022-9798

Original Note Amt: \$396,981.00

LoanType: VA

Interest Rate: 2.250

Current Amount: \$366,560.43

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

Current Owner: BRYAN S. KRAMER

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
QUICKEN LOANS, LLC

Grantor (Borrower On Deed of Trust) BRYAN S. KRAMER

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010539658

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