

Notices of Election and Demand Filed in Adams County

From October 24, 2024 Through October 24, 2024

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: A202480744

NED Date: 10/24/2024 **Reception #:** 2024000058838
Original Sale Date: 02/26/2025
Deed of Trust Date: 09/26/2019 **Recording Date:** 09/27/2019 **Reception #:** 2019000081664
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 2, SPRINGVALE SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

Address: 13802 Ivanhoe Street, Thornton, CO 80602

Original Note Amt: \$441,849.00 **LoanType:** FHA **Interest Rate:** 6.875
Current Amount: \$309,505.62 **As Of:** 06/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Judy M. Her AND Blong Moua
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Judy M. Her AND Blong Moua

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/02/2025
Last Publication Date: 01/30/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033314 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480745

NED Date: 10/24/2024 **Reception #:** 2024000058841
Original Sale Date: 02/26/2025
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:** 6.990
Current Amount: \$149,549.76 **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:** 01/02/2025
Last Publication Date: 01/30/2025

Attorney for Beneficiary: Susemihl, McDermott, & Downie, PC

Attorney File Number: 80745 **Phone:** (719)579-6500 **Fax:** (719)579-9339

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Foreclosure Number: A202480746

NED Date: 10/24/2024 **Reception #:** 2024000058842
Original Sale Date: 02/26/2025
Deed of Trust Date: 10/08/2021 **Recording Date:** 10/19/2021 **Reception #:** 2021000122913
Re-Recording Date: **Re-Recorded #:**

Legal: LOT TWO (2), BLOCK NINETEEN (19), NORTH FIELD NINTH (9TH) FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2260 Mable Avenue, Denver, CO 80229

Original Note Amt: \$600,750.00 **LoanType:** Unknown **Interest Rate:** 6.840
Current Amount: \$285,635.58 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Dennis C. Weidanz and Patricia Ann Richmond-Weidanz
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for PHH Mortgage Corporation
dba Liberty Reverse Mortgage, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Dennis C. Weidanz and Patricia Ann Richmond-Weidanz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/02/2025
Last Publication Date: 01/30/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-998873-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480747

NED Date: 10/24/2024 **Reception #:** 2024000058835
Original Sale Date: 02/26/2025
Deed of Trust Date: 04/01/2003 **Recording Date:** 05/16/2003 **Reception #:** C1144207
Re-Recording Date: **Re-Recorded #:**

Legal: ALL THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF ADAMS AND STATE OF COLORADO, TO-WIT:
LOT 2, BLOCK 1, LAKE VILLAGE FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12807 Garfield Circle, Thornton, CO 80241

Original Note Amt: \$196,878.00 **LoanType:** Unknown **Interest Rate:** 5.875
Current Amount: \$163,406.51 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Loans
Structured Transaction Trust, Series 2021-1
Current Owner: Jack B. Shurtz
Grantee (Lender On Deed of Trust): Wells Fargo Home Mortgage, Inc.
Grantor (Borrower On Deed of Trust) Jack B. Shurtz

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/02/2025
Last Publication Date: 01/30/2025

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

Attorney File Number: CO23680 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480748

NED Date: 10/24/2024 **Reception #:** 2024000058843
Original Sale Date: 02/26/2025
Deed of Trust Date: 03/29/2024 **Recording Date:** 04/01/2024 **Reception #:** 2024000016801
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, JASMINE ESTATES FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF AND AFFIDAVIT OF CORRECTION RECORDED FEBRUARY 28, 2000, UNDER RECEPTION NO. C0644572, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12075 KRAMERIA CT, BRIGHTON, CO 80602

Original Note Amt: \$353,380.00 **LoanType:** FHA **Interest Rate:** 6.750
Current Amount: \$353,075.74 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: DYLAN JACOB GASCHLER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC
Grantor (Borrower On Deed of Trust) DYLAN JACOB GASCHLER

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/02/2025
Last Publication Date: 01/30/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010281806 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480749

NED Date: 10/24/2024 **Reception #:** 2024000058836
Original Sale Date: 02/26/2025
Deed of Trust Date: 10/06/2022 **Recording Date:** 10/07/2022 **Reception #:** 2022000082927
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK FORTY (40), OF BLOCKS 40, 41, 42 AND 43 OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9295 Russell Way, Thornton, CO 80229

Original Note Amt: \$397,664.00 **LoanType:** FHA **Interest Rate:** 5.875
Current Amount: \$389,611.74 **As Of:** 06/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Arthur Lee Skipper Johnson AND Tiffany Michele Miller
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PLANET HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Arthur Lee Skipper Johnson AND Tiffany Michele Miller

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/02/2025
Last Publication Date: 01/30/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-033338 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480750

NED Date: 10/24/2024 **Reception #:** 2024000058837
Original Sale Date: 02/26/2025
Deed of Trust Date: 02/26/2021 **Recording Date:** 03/02/2021 **Reception #:** 2021000024357
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

A.P.N.: 0171916208022

Address: 10211 Ura Lane 1-307, Thornton, CO 80260

Original Note Amt: \$136,000.00 **LoanType:** Conventional **Interest Rate:** 3.125
Current Amount: \$126,200.34 **As Of:** 06/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Onslow Bay Financial LLC
Current Owner: Marian Rozyc
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
United Wholesale Mortgage, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Marian Rozyc

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/02/2025
Last Publication Date: 01/30/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033356 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480751

NED Date: 10/24/2024 **Reception #:** 2024000058844
Original Sale Date: 02/26/2025
Deed of Trust Date: 12/16/2021 **Recording Date:** 12/28/2021 **Reception #:** 2021000149487
Re-Recording Date **Re-Recorded #:**

Legal: LOT 54 OF BLOCK 1, IN PARKRIDGE VILLAGES SUBDIVISION FILING NO. 2, IN THE CITY OF THORNTON, COUNTY OF
ADAMS, STATE OF COLORADO.

Address: 13271 CLERMONT CIRCLE, THORNTON, CO 80241

Original Note Amt: \$200,000.00 **LoanType:** Unknown **Interest Rate:** 3.750
Current Amount: \$199,189.73 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PENTAGON FEDERAL CREDIT UNION
Current Owner: 13271 CLERMONT CIRCLE LLC
Grantee (Lender On Deed of Trust): PENTAGON FEDERAL CREDIT UNION
Grantor (Borrower On Deed of Trust) ERIK K. BRAY

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/02/2025
Last Publication Date: 01/30/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010279099 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: A202480752

NED Date: 10/24/2024

Reception #: 2024000058845

Original Sale Date: 02/26/2025

Deed of Trust Date: 10/30/2007

Recording Date: 12/12/2007

Reception #: 2007000113936

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 4, RANGE VIEW AMENDED, COUNTY OF ADAMS, STATE OF COLORADO

Address: 7731 LOCUST ST, COMMERCE CITY, CO 80022

Original Note Amt: \$135,000.00

LoanType: Unknown

Interest Rate: 7.250

Current Amount: \$129,972.71

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE
MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1

Current Owner: JOSE PARRA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN STERLING BANK

Grantor (Borrower On Deed of Trust) JOSE PARRA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/02/2025

Last Publication Date: 01/30/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010263465

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: A202480753

NED Date: 10/24/2024

Reception #: 2024000058847

Original Sale Date: 02/26/2025

Deed of Trust Date: 07/16/2018

Recording Date: 07/18/2018

Reception #: 2018000057825

Re-Recording Date

Re-Recorded #:

Legal: LOT 39, HARVARD COMMONS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13018 Harrison Dr, Thornton, CO 80241

Original Note Amt: \$249,300.00

LoanType: Conventional

Interest Rate: 4.75

Current Amount: \$265,146.30

As Of: 12/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): PHH MORTGAGE CORPORATION

Current Owner: Steven Joseph Gallegos AND Samantha Ann Gallegos AND Joseph D. Gallegos AND Jeanette C. Gallegos

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DIRECT MORTGAGE, CORP. D.B.A. DIRECT MORTGAGE WHOLESALE CORP., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Steven Joseph Gallegos AND Samantha Ann Gallegos AND Joseph D. Gallegos AND Jeanette C. Gallegos

Publication: Northglenn-Thornton Sentinel

First Publication Date: 01/02/2025

Last Publication Date: 01/30/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032776

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: A202480754

NED Date: 10/24/2024

Reception #: 2024000058848

Original Sale Date: 02/26/2025

Deed of Trust Date: 07/13/2023

Recording Date: 07/14/2023

Reception #: 2023000039834

Re-Recording Date

Re-Recorded #:

Legal: LOT 120, BLOCK 1, COBBLESTONE VILLAGE SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 01719-29-4-12-126

Address: 2967 W 81st Avenue Unit L, Westminster, CO 80031

Original Note Amt: \$342,678.00

LoanType: FHA

Interest Rate: 6.375

Current Amount: \$339,760.10

As Of: 06/01/2024

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Alejandro Guerrero AND Desiree Annette Padilla
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NFM, INC. DBA NFM LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Alejandro Guerrero AND Desiree Annette Padilla

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/02/2025

Last Publication Date: 01/30/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033329

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