

# Notices of Election and Demand Filed in Adams County

From October 31, 2023 Through October 31, 2023

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:** A202380148

**NED Date:** 10/31/2023      **Reception #:** 2023000061244  
**Original Sale Date:** 02/28/2024  
**Deed of Trust Date:** 01/13/2022      **Recording Date:** 01/25/2022      **Reception #:** 2022000006932  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 1, DEER VALLEY ESTATES, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 11595 Pass Me By Rd., Strasburg, CO 80136

**Original Note Amt:** \$110,000.00      **LoanType:** Unknown      **Interest Rate:** 5.190  
**Current Amount:** \$108,381.71      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Sooper Credit Union  
**Current Owner:** Jose David Gutierrez-Velazquez  
**Grantee (Lender On Deed of Trust):** Sooper Credit Union  
**Grantor (Borrower On Deed of Trust):** Jose David Gutierrez-Velazquez

**Publication:** Eastern Colorado News (I-70 Sco)      **First Publication Date:** 01/05/2024  
**Last Publication Date:** 02/02/2024

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP  
**Attorney File Number:** 80148      **Phone:** (303)772-6666      **Fax:** (303)772-2822

**Foreclosure Number:** A202380149

**NED Date:** 10/31/2023      **Reception #:** 2023000061246  
**Original Sale Date:** 02/28/2024  
**Deed of Trust Date:** 01/30/2004      **Recording Date:** 02/04/2004      **Reception #:** C1273804  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 6, WOODGLEN FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3331 Jackson Way, Denver, CO 80233

**Original Note Amt:** \$154,400.00      **LoanType:** Unknown      **Interest Rate:** 5.350  
**Current Amount:** \$133,019.63      **As Of:**      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2004-3, Home Equity Pass-Through Certificates, Series 2004-3  
**Current Owner:** Mark A. Deherrera Sr. and Angela P. Deherrera  
**Grantee (Lender On Deed of Trust):** MILA, Inc.  
**Grantor (Borrower On Deed of Trust):** Mark A. Deherrera Sr. and Angela P. Deherrera

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/04/2024  
**Last Publication Date:** 02/01/2024

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-23-968862-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202380150

**NED Date:** 10/31/2023      **Reception #:** 2023000061245  
**Original Sale Date:** 02/28/2024  
**Deed of Trust Date:** 01/06/2021      **Recording Date:** 01/08/2021      **Reception #:** 2021000002277  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 126, the Amended Plat of the Westminster Homes Subdivision, Together with the Right to Use Parking Space No(s). 177, County of Adams, State of Colorado.

**Address:** 8003 Wolff Street #H, Westminster, CO 80031

**Original Note Amt:** \$230,743.00      **LoanType:** FHA      **Interest Rate:** 3  
**Current Amount:** \$219,490.22      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** Briana L Simpkins  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for American Financing Corporation  
**Grantor (Borrower On Deed of Trust)** Briana L Simpkins

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/04/2024  
**Last Publication Date:** 02/01/2024

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

**Attorney File Number:** 23CO00447-1      **Phone:** (720)259-6710      **Fax:** (720)379-1375

**Foreclosure Number:** A202380151

**NED Date:** 10/31/2023      **Reception #:** 2023000061249  
**Original Sale Date:** 02/28/2024  
**Deed of Trust Date:** 07/25/2016      **Recording Date:** 07/26/2016      **Reception #:** 2016000060052  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 10, WOODGLEN FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3622 East 114th Drive, Thornton, CO 80233-2515

**Original Note Amt:** \$283,000.00      **LoanType:** Unknown      **Interest Rate:** 3.875  
**Current Amount:** \$271,722.99      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Bank, National Association  
**Current Owner:** Tyler R Mitchler  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Franklin American Mortgage Company, A Tennessee Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Tyler R Mitchler

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/04/2024  
**Last Publication Date:** 02/01/2024

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-968181-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202380152

**NED Date:** 10/31/2023      **Reception #:** 2023000061451  
**Original Sale Date:** 02/28/2024  
**Deed of Trust Date:** 05/06/2020      **Recording Date:** 05/12/2020      **Reception #:** 2020000042827  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 20, BLOCK 1, MERRILL CLANCY ADDITION, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 775 SOUTH 3RD AVENUE, BRIGHTON, CO 80601

**Original Note Amt:** \$227,920.00      **LoanType:** VA      **Interest Rate:** 3.250  
**Current Amount:** \$213,116.98      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC  
**Current Owner:** FREDERICK R GOMEZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES  
**Grantor (Borrower On Deed of Trust)** FREDERICK R GOMEZ

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/04/2024  
**Last Publication Date:** 02/01/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009923822      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202380153

**NED Date:** 10/31/2023      **Reception #:** 2023000061462  
**Original Sale Date:** 02/28/2024  
**Deed of Trust Date:** 06/24/2003      **Recording Date:** 07/02/2003      **Reception #:** C1168574  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 7, PARKWOOD SUBDIVISION - FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 3125 EAST 94Th DR., DENVER, CO 80229

**Original Note Amt:** \$221,270.00      **LoanType:** FHA      **Interest Rate:** 4.000  
**Current Amount:** \$164,200.90      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK UNITED N.A.  
**Current Owner:** INOCENTE RAMIREZ MENDOZA AND SERGIO RAMIREZ MENDOZA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
MORTGAGESTREAM FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** INOCENTE RAMIREZ MENDOZA AND SERGIO RAMIREZ MENDOZA

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 01/04/2024  
**Last Publication Date:** 02/01/2024

**Attorney for Beneficiary:** Janeway Law Firm PC  
**Attorney File Number:** 18-020454      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** A202380154

**NED Date:** 10/31/2023

**Reception #:** 2023000061498

**Original Sale Date:** 02/28/2024

**Deed of Trust Date:** 01/16/2017

**Recording Date:** 01/23/2017

**Reception #:** 2017000006138

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 3 BLOCK 1 SHERRELWOOD ESTATES-FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 8006 Raritan Street, Denver, CO 80221

**Original Note Amt:** \$435,000.00

**LoanType:** FHA

**Interest Rate:** 5.442

**Current Amount:** \$169,753.33

**As Of:** 01/01/1950

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** FINANCE OF AMERICA REVERSE LLC

**Current Owner:** Smith, J., Bruce, Smith, Marilyn, K.

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** J. Bruce Smith AND Marilyn K. Smith

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 01/04/2024

**Last Publication Date:** 02/01/2024

**Attorney for Beneficiary:** Janeway Law Firm PC

**Attorney File Number:** 23-031142

**Phone:** (303)706-9990

**Fax:** (303)706-9994