

# Notices of Election and Demand Filed in Adams County

From December 19, 2024 Through December 19, 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:** A202480854

**NED Date:** 12/19/2024

**Reception #:** 2024000070371

**Original Sale Date:** 04/23/2025

**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:** 02/27/2025

**Last Publication Date:** 03/27/2025

**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:** A202480855

**NED Date:** 12/19/2024

**Reception #:** 2024000070534

**Original Sale Date:** 04/23/2025

**Deed of Trust Date:** 12/06/2002

**Recording Date:** 12/13/2002

**Reception #:** C1067216

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 1, BLOCK 24, NORTHFIELD FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 8595 HOPE COURT, DENVER, CO 80229

**Original Note Amt:** \$128,296.00

**LoanType:** FHA

**Interest Rate:** 6.2500

**Current Amount:** \$60,934.31

**As Of:**

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** GERARDO GUERRERO AND JOSE J GUERRERO

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

**Grantor (Borrower On Deed of Trust)** GERARDO GUERRERO AND JOSE J GUERRERO

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 02/27/2025

**Last Publication Date:** 03/27/2025

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000010332740

**Phone:** (303)350-3711

**Fax:** (303)813-1107