

Notices of Election and Demand Filed in Adams County

From March 20, 2025 Through March 20, 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: A202581042

NED Date: 03/20/2025	Reception #: 2025000014897	
Original Sale Date: 07/23/2025		
Deed of Trust Date: 03/08/2022	Recording Date: 03/25/2022	Reception #: 2022000026785
	Re-Recording Date:	Re-Recorded #:

Legal: LOT 16, BLOCK 5, BRIGHTON CROSSING FILING NO. 3, AMENDMENT NO. 4 COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4393 Tanner Peak Trail, Brighton, CO 80601

Original Note Amt: \$631,702.00	LoanType: VA	Interest Rate: 3.750
Current Amount: \$620,086.41	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Scott McKenna and Leglale B. Galvan
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for SecurityNational Mortgage Company, its successors and assigns
Grantor (Borrower On Deed of Trust)	Scott McKenna and Leglale B. Galvan

Publication: Northglenn-Thornton Sentinel	First Publication Date: 05/29/2025
	Last Publication Date: 06/26/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.	
Attorney File Number: CO24454	Phone: (303)274-0155 Fax: (303)274-0159

Foreclosure Number: A202581043

NED Date: 03/20/2025	Reception #: 2025000014898	
Original Sale Date: 07/23/2025		
Deed of Trust Date: 07/01/2021	Recording Date: 07/13/2021	Reception #: 2021000083003
	Re-Recording Date:	Re-Recorded #:

Legal: LOT 9, BLOCK 4, FLORADO, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 7603 Wyandot Street, Denver, CO 80221

Original Note Amt: \$460,350.00	LoanType: VA	Interest Rate: 3.375
Current Amount: \$455,122.86	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Nathon Johnson
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Celebrity Home Loans, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Nathon Johnson

Publication: Northglenn-Thornton Sentinel	First Publication Date: 05/29/2025
	Last Publication Date: 06/26/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP	
Attorney File Number: CO-25-1006948-LL	Phone: (877)369-6122 Fax: (186)689-47369

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Foreclosure Number: A202581044

NED Date: 03/20/2025 **Reception #:** 2025000015063
Original Sale Date: 07/23/2025
Deed of Trust Date: 04/09/2019 **Recording Date:** 04/18/2019 **Reception #:** 2019000028444
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 15, THORNTON VALLEY EAST THIRD FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9002 Cypress Dr, Thornton, CO 80229

Original Note Amt: \$178,251.00 **LoanType:** Unknown **Interest Rate:** 4.500
Current Amount: \$208,295.63 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Englebert Louis Oestereicher and Julianna Marie Oestereicher
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Englebert Louis Oestereicher and Julianna Marie Oestereicher

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1009259-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202581045

NED Date: 03/20/2025 **Reception #:** 2025000015079
Original Sale Date: 07/23/2025
Deed of Trust Date: 03/13/2023 **Recording Date:** 03/21/2023 **Reception #:** 2023000014855
Re-Recording Date **Re-Recorded #:**

Legal: LOT 74, REUNION FILING NO. 26, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER(S): 0172309410017

Address: 17995 E 107TH PL, Commerce City, CO 80022

Original Note Amt: \$478,966.00 **LoanType:** Conventional **Interest Rate:** 5.875
Current Amount: \$471,907.61 **As Of:** 07/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Jacy Sloan AND Joseph Sloan AND Kelly Neuhaus
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Amerant Mortgage, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jacy Sloan AND Joseph Sloan AND Kelly Neuhaus

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/29/2025
Last Publication Date: 06/26/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033069 **Phone:** (303)706-9990 **Fax:** (303)706-9994