

Notices of Election and Demand Filed in Adams County

From December 05, 2024 Through December 05, 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: A202480822

NED Date: 12/05/2024 **Reception #:** 2024000067638
Original Sale Date: 04/09/2025
Deed of Trust Date: 08/09/2021 **Recording Date:** 08/17/2021 **Reception #:** 2021000097825
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 13, BLOCK 12, NORTHRIDGE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6453 Vrain St, Arvada, CO 80003

Original Note Amt: \$299,990.00 **LoanType:** Unknown **Interest Rate:** 3.250
Current Amount: \$299,904.86 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.
Current Owner: Martha L. Cravens and Johnathan A. Cravens
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) Martha L. Cravens and Johnathan A. Cravens

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/13/2025
Last Publication Date: 03/13/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-1002752-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202480823

NED Date: 12/05/2024 **Reception #:** 2024000067636
Original Sale Date: 04/09/2025
Deed of Trust Date: 06/17/2008 **Recording Date:** 07/11/2008 **Reception #:** 2008000055466
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, WOODGLEN FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11911 MADISON PL, Denver, CO 80233-1546

Original Note Amt: \$107,043.00 **LoanType:** FHA **Interest Rate:** 7.25
Current Amount: \$80,859.64 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Sears, Catherine, Elizabeth
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Catherine Elizabeth Sears

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/13/2025
Last Publication Date: 03/13/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-026279 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Adams County

From December 05, 2024 Through December 05, 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: A202480828

NED Date: 12/05/2024

Reception #: 2024000067667

Original Sale Date: 04/09/2025

Deed of Trust Date: 11/24/2020

Recording Date: 11/24/2020

Reception #: 2020000122992

Re-Recording Date

Re-Recorded #:

Legal: LOT 23, BLOCK 43, BLOCKS 40, 41, 42 AND 43 OF THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1550 Eppinger Blvd, Thornton, CO 80229

Original Note Amt: \$355,260.00

LoanType: FHA

Interest Rate: 3.75

Current Amount: \$331,251.04

As Of: 07/01/2024

Interest Type: Fixed

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION
Current Owner:	Sherrie Lynn Montoya
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Fairway Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust)	Sherrie Lynn Montoya

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/13/2025

Last Publication Date: 03/13/2025

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

Attorney File Number: 24CO00569-1

Phone: (720)259-6710

Fax: (720)379-1375

Notices of Election and Demand Filed in Adams County

From December 05, 2024 Through December 05, 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: A202480829

NED Date: 12/05/2024

Reception #: 2024000067697

Original Sale Date: 04/09/2025

Deed of Trust Date: 04/14/2022

Recording Date: 04/19/2022

Reception #: 2022000034954

Re-Recording Date

Re-Recorded #:

Legal: LOT 116, BUFFALO HIGHLANDS SUBDIVISION FILING NO. 3, ACCORDING TO THE PLAT RECORDED MARCH 16, 2018 AT RECEPTION NO. 2018000021903 AND RE-RECORDED MARCH 20, 2018 AT RECEPTION NO. 2018000022788 IN THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0172321221009

Address: 9542 Richfield Street, Commerce City, CO 80022

Original Note Amt: \$474,742.00

LoanType: FHA

Interest Rate: 4.5

Current Amount: \$461,761.71

As Of: 02/01/2024

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Rascon Carbajal, Adiel
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Adiel Rascon Carbajal

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 02/13/2025

Last Publication Date: 03/13/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033591

Phone: (303)706-9990

Fax: (303)706-9994