





# Notices of Election and Demand Filed in Adams County

From February 27, 2024 Through February 27, 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:** A202480340

**NED Date:** 02/27/2024      **Reception #:** 2024000009773  
**Original Sale Date:** 06/26/2024  
**Deed of Trust Date:** 01/22/2022      **Recording Date:** 01/27/2022      **Reception #:** 2022000008223  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 12300 BRIGHTON RD, HENDERSON, CO 80640-9748

**Original Note Amt:** \$175,000.00      **LoanType:** Unknown      **Interest Rate:** 3.375  
**Current Amount:** \$178,362.74      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC  
**Current Owner:** LEW M. LANCASTER  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC  
**Grantor (Borrower On Deed of Trust)** LEW M. LANCASTER

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/02/2024  
**Last Publication Date:** 05/30/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010062974      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** A202480341

**NED Date:** 02/27/2024      **Reception #:** 2024000009776  
**Original Sale Date:** 06/26/2024  
**Deed of Trust Date:** 12/11/2015      **Recording Date:** 12/22/2015      **Reception #:** 2015000106287  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 3, BROMLEY PARK FILING NO. 5, COUNTY OF ADAMS, STATE OF COLORADO.

**Address:** 5253 Killdeer Street, Brighton, CO 80601

**Original Note Amt:** \$250,381.00      **LoanType:** FHA      **Interest Rate:** 4.000  
**Current Amount:** \$210,361.30      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Guild Mortgage Company LLC  
**Current Owner:** Edgar Payta Sanchez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a  
California Corporation  
**Grantor (Borrower On Deed of Trust)** Edgar Payta Sanchez

**Publication:** Northglenn-Thornton Sentinel      **First Publication Date:** 05/02/2024  
**Last Publication Date:** 05/30/2024

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-24-984500-LL      **Phone:** (877)369-6122      **Fax:** (186)689-47369

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**Foreclosure Number:** A202480342

**NED Date:** 02/27/2024

**Reception #:** 2024000010016

**Original Sale Date:** 06/26/2024

**Deed of Trust Date:** 07/03/2019

**Recording Date:** 07/11/2019

**Reception #:** 2019000054030

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 5, BLOCK 42, NORTHGLENN - THIRTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

**Address:** 10480 EMERSON ST, NORTHGLENN, CO 80233

**Original Note Amt:** \$297,618.00

**LoanType:** FHA

**Interest Rate:** 5.000

**Current Amount:** \$279,094.44

**As Of:**

**Interest Type:** Fixed

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

**Current Owner:** DUSTY T THOMPSON AND CASSANDRA D THOMPSON AND CASSANDRA D BACA

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS  
NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.

**Grantor (Borrower On Deed of Trust)** DUSTY T THOMPSON AND CASSANDRA D THOMPSON AND WILLIAM S HAYDEN

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 05/02/2024

**Last Publication Date:** 05/30/2024

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48132820

**Phone:** (877)353-2146 X1017

**Fax:**