# Notices of Election and Demand Filed in Adams County

### From July 13, 2023 Through July 13, 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: A202379976

**NED Date:** 07/13/2023 **Reception #:** 2023000039266

Original Sale Date: 11/15/2023

**Deed of Trust Date:** 07/12/2022 **Recording Date:** 08/02/2022 **Reception #:** 2022000065497

Re-Recording Date Re-Recorded #:

Legal: Lot 10, Block 2, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 5, County of Adams, State of Colorado.

Address: 3826 North Catawba Way, Aurora, CO 80019

Original Note Amt:\$634,671.00Loan Type:UnknownInterest Rate:5.250Current Amount:\$631,739.86As Of:Interest Type:Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Andrea March and Richard U. Austin

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lakeview Loan

Servicing, LLC, its successors and assigns

Grantor (Borrower On Deed of Trust)

Andrea March and Richard U. Austin

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023

**Last Publication Date:** 10/19/2023

**Attorney for Beneficiary:** Halliday, Watkins & Mann, P.C.

**Attorney File Number:** CO22012 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202379977

**NED Date:** 07/13/2023 **Reception #:** 2023000039261

Original Sale Date: 11/15/2023

**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:\$460,350.00LoanType:VAInterest Rate:3.375Current Amount:\$455,122.86As Of:Interest Type:Fixed

Current Lender (Beneficiary): CMG Mortgage, Inc.

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: 09/21/2023

**Last Publication Date:** 10/19/2023

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

**Attorney File Number:** CO-23-961950-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202379978

**NED Date:** 07/13/2023 **Reception #:** 2023000039262

Original Sale Date: 11/15/2023

**Deed of Trust Date:** 05/19/2004 **Recording Date:** 06/11/2004 **Reception #:** 20040611000475100

Re-Recording Date Re-Recorded #:

Legal: LOT 9, BLOCK 2, NORTH GLENN, EIGHTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1922 Graves Court, Northglenn, CO 80233

Original Note Amt:\$307,500.00LoanType:UnknownInterest Rate:3.330Current Amount:\$251,394.61As Of:Interest Type:Adjustable

Current Lender (Beneficiary): Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management

Series I Trust

Current Owner: Theresa Rivera

Grantee (Lender On Deed of Trust): Financial Freedom Senior Funding Corporation, a Subsidiary of Lehman Brothers Bank, FSB

Grantor (Borrower On Deed of Trust) Samuel Casados, Jr. and Patricia A. Casados

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023

**Last Publication Date:** 10/19/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-961721-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

Foreclosure Number: A202379979

**NED Date:** 07/13/2023 **Reception #:** 2023000039353

Original Sale Date: 11/15/2023

**Deed of Trust Date:** 12/17/2004 **Recording Date:** 12/21/2004 **Reception #:** 20041221001297240

Re-Recording Date Re-Recorded #:

Legal: LOT 33, BLOCK 11, SHAW HEIGHTS - BLOCKS 5, 6, 7, 8, 9, 10, 11 AND PORTIONS OF 20, COUNTY OF ADAMS, STATE OF

COLORADO.

Address: 3720 W 85TH AVE, WESTMINSTER, CO 80031

Original Note Amt:\$162,450.00LoanType:FHAInterest Rate:5.125Current Amount:\$144,969.09As Of:09/01/2022Interest Type:Adjustable

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Micky E. Sanchez

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

IRWIN MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Micky E. Sanchez

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023

**Last Publication Date:** 10/19/2023

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

**Attorney File Number:** 20-024036 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202379980

**NED Date:** 07/13/2023 **Reception #:** 2023000039406

Original Sale Date: 11/15/2023

**Deed of Trust Date:** 06/07/2019 **Recording Date:** 06/13/2019 **Reception #:** 2019000045593

Re-Recording Date Re-Recorded #:

Legal: LOT 12, BLOCK 19, YORK HIGHLANDS FILING NUMBER TWO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9778 Milwaukee Court, Thornton, CO 80229

Original Note Amt:\$281,084.00LoanType:FHAInterest Rate:4.500Current Amount:\$269,534.00As Of:Interest Type:Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC

Current Owner: Dwight E. Carpenter and Michelle Longobardi

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Stearns

Lending, LLC, its successors and assigns

Grantor (Borrower On Deed of Trust) Dwight E. Carpenter and Michelle Longobardi

**Publication:** Northglenn-Thornton Sentinel **First Publication Date:** 09/21/2023

**Last Publication Date:** 10/19/2023

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

**Attorney File Number:** CO11730 **Phone:** (303)274-0155 **Fax:** (303)274-0159