

Notices of Election and Demand Filed in Adams County

From January 14, 2025 Through January 14, 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: A202580893

NED Date: 01/14/2025 **Reception #:** 2025000002052
Original Sale Date: 05/07/2025
Deed of Trust Date: 03/11/2022 **Recording Date:** 03/15/2022 **Reception #:** 2022000023493
Re-Recording Date **Re-Recorded #:**

Legal: THE SOUTH ½ OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO,

Address: 12441 Tower Road, Commerce City, CO 80022

Original Note Amt: \$1,162,500.00 **LoanType:** Unknown **Interest Rate:** 3.625
Current Amount: \$1,112,226.74 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): FirstBank
Current Owner: Dijana Popic
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee and beneficiary for FirstBank
Grantor (Borrower On Deed of Trust): Dijana Popic

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/13/2025
Last Publication Date: 04/10/2025

Attorney for Beneficiary: Womble Bond Dickinson (US) LLP

Attorney File Number: 80893 **Phone:** (303)623-9000 **Fax:**

Foreclosure Number: A202580894

NED Date: 01/14/2025 **Reception #:** 2025000002054
Original Sale Date: 05/07/2025
Deed of Trust Date: 01/13/2023 **Recording Date:** 01/19/2023 **Reception #:** 2023000003495
Re-Recording Date **Re-Recorded #:**

Legal: LOT 32, REUNION FILING NO. 6, 1ST AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 16180 Fairway Dr, Commerce City, CO 80022-5211

Original Note Amt: \$91,000.00 **LoanType:** Unknown **Interest Rate:** 11.750
Current Amount: \$89,546.65 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Premier Members Credit Union
Current Owner: Tiffany Boyd
Grantee (Lender On Deed of Trust): Premier Members CU
Grantor (Borrower On Deed of Trust): Tiffany Boyd

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 03/13/2025
Last Publication Date: 04/10/2025

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 80894 **Phone:** (303)772-6666 **Fax:** (303)772-2822

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Foreclosure Number: A202580895

NED Date: 01/14/2025

Reception #: 2025000002055

Original Sale Date: 05/07/2025

Deed of Trust Date: 03/21/2017

Recording Date: 03/28/2017

Reception #: 2017000026699

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 23, LINDEN FILING NO. 1, AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12971 East 108th Way, Commerce City, CO 80022

Original Note Amt: \$37,000.00

LoanType: Conventional

Interest Rate: 12

Current Amount: \$37,537.41

As Of: 03/29/2024

Interest Type: Fixed

Current Lender (Beneficiary): BELLCO CREDIT UNION

Current Owner: David Sanphy and Melissa Baca

Grantee (Lender On Deed of Trust): BELLCO CREDIT UNION

Grantor (Borrower On Deed of Trust): David Sanphy

Publication: Northglenn-Thornton Sentinel

First Publication Date: 03/13/2025

Last Publication Date: 04/10/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032210

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