

Notices of Election and Demand Filed in Adams County

From July 15, 2025 Through July 15, 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: A202581280

NED Date: 07/15/2025

Reception #: 2025000040461

Original Sale Date: 11/05/2025

Deed of Trust Date: 06/30/2022

Recording Date: 07/06/2022

Reception #: 2022000058336

Re-Recording Date

Re-Recorded #:

Legal: LOT 32, BLOCK 1, SUNSET RIDGE FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 9464 Newton Street, Westminster, CO 80031

Original Note Amt: \$648,582.00

LoanType: VA

Interest Rate: 4.63

Current Amount: \$626,715.60

As Of: 09/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC

Current Owner: Thomas Charles Accardi and Rebecca Lynn Accardi

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American
Financing Corporation

Grantor (Borrower On Deed of Trust) Thomas Charles Accardi and Rebecca Lynn Accardi

Publication: Northglenn-Thornton Sentinel

First Publication Date: 09/11/2025

Last Publication Date: 10/09/2025

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

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