

Notices of Election and Demand Filed in Adams County

From October 10, 2024 Through October 10, 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: A202480703

NED Date: 10/10/2024 **Reception #:** 2024000055898
Original Sale Date: 02/12/2025
Deed of Trust Date: 12/04/2020 **Recording Date:** 12/09/2020 **Reception #:** 2020000129164
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 25, BLOCK 87, BLOCKS 86, 87, 88 AND 89, THORNTON, COLORADO, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 2701 BARNHART ST, THORNTON, CO 80229

Original Note Amt: \$212,000.00 **LoanType:** Unknown **Interest Rate:** 2.844
Current Amount: \$198,382.09 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: DONALD P MCNEIL
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNITED WHOLESALE MORTGAGE
Grantor (Borrower On Deed of Trust): DONALD P MCNEIL

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/19/2024
Last Publication Date: 01/16/2025

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000010214088 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480704

NED Date: 10/10/2024 **Reception #:** 2024000055894
Original Sale Date: 02/12/2025
Deed of Trust Date: 06/07/2022 **Recording Date:** 06/16/2022 **Reception #:** 2022000053419
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 29, BLOCK 1, POTOMAC FARMS FILING NO. 2, AMENDED PLAT, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10752 Xanadu Street, Commerce City, CO 80022

Original Note Amt: \$73,000.00 **LoanType:** Conventional **Interest Rate:** 9.39
Current Amount: \$72,451.06 **As Of:** 05/15/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION
Current Owner: Destiny Smith AND Francisco Pina-Hinojos
Grantee (Lender On Deed of Trust): CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust): Destiny Smith AND Francisco Pina-Hinojos

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/19/2024
Last Publication Date: 01/16/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-033160 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480705

NED Date: 10/10/2024

Reception #: 2024000055897

Original Sale Date: 02/12/2025

Deed of Trust Date: 06/09/2020

Recording Date: 06/16/2020

Reception #: 2020000054743

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 4, TODD CREEK FARMS-FILING 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 15280 FLORENCE ST, Brighton, CO 80602

Original Note Amt: \$510,400.00

LoanType: Conventional

Interest Rate: 4

Current Amount: \$474,485.31

As Of: 05/01/2024

Interest Type: Fixed

Current Lender (Beneficiary): SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES

Current Owner: Robert Anderson AND Susan Long

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Susan Long AND Robert Anderson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 12/19/2024

Last Publication Date: 01/16/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-033043

Phone: (303)706-9990

Fax: (303)706-9994