

Notices of Election and Demand Filed in Adams County

From April 09, 2024 Through April 09, 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: A202480407

NED Date: 04/09/2024 **Reception #:** 2024000018249
Original Sale Date: 08/07/2024
Deed of Trust Date: 07/15/2019 **Recording Date:** 08/02/2019 **Reception #:** 2019000061924
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 15, NORTH GLENN-EIGHTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11532 Gilpin Street, Northglenn, CO 80233

Original Note Amt: \$325,986.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$300,868.99 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Shaun Allwine, Charles Allwine, Jr. AND Charles Allwine, Sr.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Shaun Allwine, Charles Allwine, Jr. AND Charles Allwine, Sr.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-032031 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480408

NED Date: 04/09/2024 **Reception #:** 2024000018252
Original Sale Date: 08/07/2024
Deed of Trust Date: 04/14/2017 **Recording Date:** 04/19/2017 **Reception #:** 2017000033959
Re-Recording Date **Re-Recorded #:**

Legal: LOT 53, COUNTRY CLUB HIGHLANDS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12112 Bryant St, Westminster, CO 80260

Original Note Amt: \$483,080.00 **LoanType:** Unknown **Interest Rate:** 4.625
Current Amount: \$517,888.88 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Gateway Mortgage, a division of Gateway First Bank
Current Owner: Rochelle Smyth and Joseph Lovato
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Bank of Colorado, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Rochelle Smyth and Joseph Lovato

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-984208-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480409

NED Date: 04/09/2024 **Reception #:** 2024000018248
Original Sale Date: 08/07/2024
Deed of Trust Date: 02/01/2022 **Recording Date:** 02/08/2022 **Reception #:** 2022000011463
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 20, BLOCK 10, NORTH STAR HILLS, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO, EXCLUSIVE A PERPETUAL EASEMENT FOR THE PURPOSE OF A PEDESTRIAN WALKWAY WHICH MAY BE FENCED LOT AND BLOCK OR SURFACED: SAID EASEMENT BEING DESCRIBED AS FOLLOWS: 5.6 FEET WIDE RUNNING ALONG THE NORTH BOUNDARY OF SAID PROPERTY FROM THE FRONT CURB TO THE BACK PROPERTY LINE SHALL BE RESERVED BY SCHOOL DISTRICT NO. 12, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 440 Leo Ln, Thornton, CO 80260-4829

Original Note Amt: \$30,000.00 **LoanType:** Unknown **Interest Rate:** 5.240
Current Amount: \$28,918.87 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Elevations Credit Union
Current Owner: Donna Larson, Jennifer Larson
Grantee (Lender On Deed of Trust): Elevations Credit Union
Grantor (Borrower On Deed of Trust): Donna Larson, Jennifer Larson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 80409 **Phone:** (303)772-6666 **Fax:** (303)772-2822

Foreclosure Number: A202480410

NED Date: 04/09/2024 **Reception #:** 2024000018251
Original Sale Date: 08/07/2024
Deed of Trust Date: 02/08/2018 **Recording Date:** 02/23/2018 **Reception #:** 2018000015536
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 19 AND 20, BLOCK 33, EXCEPT THE REAR 8 FEET THEREOF, AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1616 Yosemite St, Denver, CO 80220-5403

Original Note Amt: \$40,000.00 **LoanType:** Unknown **Interest Rate:** 8.000
Current Amount: \$39,500.46 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Premier Members Credit Union
Current Owner: Ericka M Herrera and Devin J Herrera
Grantee (Lender On Deed of Trust): Premier Members Credit Union
Grantor (Borrower On Deed of Trust): Ericka M Herrera, Devin J Herrera

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/13/2024
Last Publication Date: 07/11/2024

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 80410 **Phone:** (303)772-6666 **Fax:** (303)772-2822

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Foreclosure Number: A202480411

NED Date: 04/09/2024

Reception #: 2024000018250

Original Sale Date: 08/07/2024

Deed of Trust Date: 08/08/2019

Recording Date: 08/09/2019

Reception #: 2019000064267

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 3, COUNTRY HILLS SUBDIVISION, FILING NO. 6, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 13124 Birch Way, Thornton, CO 80241

Original Note Amt: \$297,600.00

LoanType: Unknown

Interest Rate: 3.500

Current Amount: \$275,645.49

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.

Current Owner: Sefija Djukic and Drasko Djukic

Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.

Grantor (Borrower On Deed of Trust): Sefija Djukic and Drasko Djukic

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/13/2024

Last Publication Date: 07/11/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-987750-LL

Phone: (877)369-6122

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