

Notices of Election and Demand Filed in Adams County

From June 18, 2024 Through June 18, 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: A202480513

NED Date: 06/18/2024 **Reception #:** 2024000032641
Original Sale Date: 10/16/2024
Deed of Trust Date: 04/14/2021 **Recording Date:** 05/11/2021 **Reception #:** 2021000057053
Re-Recording Date **Re-Recorded #:**

Legal: OT 7, BLOCK 4, REPLAT OF COTTON CREEK SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10961 Utica Court, Westminster, CO 80031

Original Note Amt: \$25,000.00 **LoanType:** Unknown **Interest Rate:** 3.25
Current Amount: \$24,999.62 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Blue Federal Credit Union
Current Owner: Todd A Jones
Grantee (Lender On Deed of Trust): Blue Federal Credit Union
Grantor (Borrower On Deed of Trust): Todd A Jones

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/22/2024
Last Publication Date: 09/19/2024

Attorney for Beneficiary: HOLST & TEHRANI, LLP
Attorney File Number: 80513 **Phone:** (303)772-6666 **Fax:** (303)772-2822

Foreclosure Number: A202480514

NED Date: 06/18/2024 **Reception #:** 2024000032633
Original Sale Date: 10/16/2024
Deed of Trust Date: 08/30/2004 **Recording Date:** 09/07/2004 **Reception #:** 20040907000874140
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 5, SHERRELWOOD ESTATES FILING NO. 8, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 584 Sundown Lane, Denver, CO 80221

Original Note Amt: \$174,400.00 **LoanType:** Conventional **Interest Rate:** 4.125
Current Amount: \$140,763.56 **As Of:** 12/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: William J Keller
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): William J Keller AND Tami L Hunt

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 08/22/2024
Last Publication Date: 09/19/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 23-030670 **Phone:** (303)706-9990 **Fax:** (303)706-9994