

Notices of Election and Demand Filed in Adams County

From May 18, 2023 Through May 18, 2023

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: A202379888

NED Date: 05/18/2023

Reception #: 2023000027825

Original Sale Date: 09/20/2023

Deed of Trust Date: 07/15/2019

Recording Date: 07/17/2019

Reception #: 2019000055921

Re-Recording Date

Re-Recorded #:

Legal: Lots 11 and 12, Except the Rear 8 feet of said Lots, Block 19, Aurora, County of Adams, state of Colorado.

Address: 1550 Galena St, Aurora, CO 80010

Original Note Amt: \$285,000.00

LoanType: Unknown

Interest Rate: 4.000

Current Amount: \$288,791.91

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.

Current Owner: Roxanne Dupree

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, its successors and assigns

Grantor (Borrower On Deed of Trust) Roxanne Dupree

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/27/2023

Last Publication Date: 08/24/2023

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO11944

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202379889

NED Date: 05/18/2023

Reception #: 2023000027831

Original Sale Date: 09/20/2023

Deed of Trust Date: 07/06/2004

Recording Date: 07/16/2004

Reception #: 20040716000626740

Re-Recording Date

Re-Recorded #:

Legal: Lot 17, Block 86, Blocks 86, 87, 88 and 89 of Thornton, Colorado, County of Adams, State of Colorado

Address: 2641 Barnhart Street, Thornton, CO 80229

Original Note Amt: \$190,000.00

LoanType:

Interest Rate:

Current Amount: \$138,452.51

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R1, Mortgage-Backed Notes, Series 2021-R1

Current Owner: Phillip M. Epifano

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Decision One Mortgage Company, LLC, its successors and assigns

Grantor (Borrower On Deed of Trust) Phillip M. Epifano

Publication: Northglenn-Thornton Sentinel

First Publication Date: 07/27/2023

Last Publication Date: 08/24/2023

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO21372

Phone: (303)274-0155

Fax: (303)274-0159

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Foreclosure Number: A202379890

NED Date: 05/18/2023 **Reception #:** 2023000027832
Original Sale Date: 09/20/2023
Deed of Trust Date: 10/03/2011 **Recording Date:** 10/07/2011 **Reception #:** 2011000065697
Re-Recording Date **Re-Recorded #:**

Legal: Lot 2, Gentry Acres Subdivision, County of Adams, State of Colorado.

Address: 11571 Brighton Road, Henderson, CO 80640

Original Note Amt: \$220,000.00 **LoanType:** Unknown **Interest Rate:** 4.750
Current Amount: \$170,911.25 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Fifth Third Bank, National Association
Current Owner: Terrence Lee Gentry
Grantee (Lender On Deed of Trust): Fifth Third Mortgage Company
Grantor (Borrower On Deed of Trust): Terrence Lee Gentry, a married man

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/27/2023
Last Publication Date: 08/24/2023

Attorney for Beneficiary: The Sayer Law Group, P.C.

Attorney File Number: CO230018 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: A202379891

NED Date: 05/18/2023 **Reception #:** 2023000027875
Original Sale Date: 09/20/2023
Deed of Trust Date: 01/19/2006 **Recording Date:** 01/26/2006 **Reception #:** 2006126000091590
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27, GRANGE CREEK, FILING NO. 1 COUNTY OF ADAMS STATE OF COLORADO

PARCEL ID NUMBER: 0172107211027

Address: 10870 Albion Drive, Thornton, CO 80233

Original Note Amt: \$152,000.00 **LoanType:** Conventional **Interest Rate:** 4
Current Amount: \$111,176.83 **As Of:** 01/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS3
Current Owner: Hogan, Denice, R., McCool, Shane, A.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EQUIFIRST CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Denice R. Hogan AND Shane A. McCool

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 07/27/2023
Last Publication Date: 08/24/2023

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030000 **Phone:** (303)706-9990 **Fax:** (303)706-9994