

Notices of Election and Demand Filed in Adams County

From April 18, 2024 Through April 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: A202480421

NED Date: 04/18/2024 **Reception #:** 2024000020042
Original Sale Date: 08/21/2024
Deed of Trust Date: 12/19/2006 **Recording Date:** 01/03/2007 **Reception #:** 2007000001874
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 3, COLLEGE HILL, FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11443 KING CT, WESTMINSTER, CO 80031

Original Note Amt: \$233,000.00 **LoanType:** Unknown **Interest Rate:** 7.120
Current Amount: \$212,697.04 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
Current Owner: SAMUEL FRANK LOPEZ JR. AND MARTINA JUAREZ LOPEZ
Grantee (Lender On Deed of Trust): U.S. BANK NATIONAL ASSOCIATION ND
Grantor (Borrower On Deed of Trust): SAMUEL FRANK LOPEZ JR. AND MARTINA JUAREZ LOPEZ

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/27/2024
Last Publication Date: 07/25/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010113728 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480422

NED Date: 04/18/2024 **Reception #:** 2024000020043
Original Sale Date: 08/21/2024
Deed of Trust Date: 04/25/2005 **Recording Date:** 05/11/2005 **Reception #:** 20050511000499160
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 6, BROOKSHIRE FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11540 Milwaukee Street, Denver, CO 80233

Original Note Amt: \$207,000.00 **LoanType:** Unknown **Interest Rate:** 7.750
Current Amount: \$171,042.12 **As Of:** **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2005-TC2, Asset-Backed Certificates, Series 2005-TC2
Current Owner: Annette Farrell and Kenneth L. Farrell
Grantee (Lender On Deed of Trust): Town and Country Credit Corp.
Grantor (Borrower On Deed of Trust): Annette Farrell and Kenneth L. Farrell

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 06/27/2024
Last Publication Date: 07/25/2024

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

Attorney File Number: CO22940 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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