

Notices of Election and Demand Filed in Adams County

From August 27, 2024 Through August 27, 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: A202480624

NED Date: 08/27/2024 **Reception #:** 2024000046689
Original Sale Date: 12/18/2024
Deed of Trust Date: 05/25/2022 **Recording Date:** 06/01/2022 **Reception #:** 2022000048169
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 6, BLOCK 3, THE CENTENNIAL ADDITION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL ID NUMBER:
1815-28-4-20-006

Address: 802 Centennial Way, Bennett, CO 80102

Original Note Amt: \$427,121.00 **LoanType:** FHA **Interest Rate:** 5.5
Current Amount: \$420,873.38 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jerry Swartz AND Destiny Swartz
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Jerry Swartz AND Destiny Swartz

Publication: Eastern Colorado News (I-70 Sco) **First Publication Date:** 11/01/2024
Last Publication Date: 11/29/2024

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-032967 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480625

NED Date: 08/27/2024 **Reception #:** 2024000046692
Original Sale Date: 12/18/2024
Deed of Trust Date: 05/28/2015 **Recording Date:** 06/02/2015 **Reception #:** 2015000041783
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 2, EKSTRAND SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 6760 East 60th Place, Commerce City, CO 80022-3524

Original Note Amt: \$199,323.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$139,373.92 **As Of:** 04/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION
Current Owner:	Derrick Lopez
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for Stearns Lending, LLC
Grantor (Borrower On Deed of Trust)	John Lopez and Derrick Lopez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/31/2024
Last Publication Date: 11/28/2024

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 23CO00247-2 **Phone:** (720)259-6710 **Fax:** (720)379-1375

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Foreclosure Number: A202480626

NED Date: 08/27/2024

Reception #: 2024000046798

Original Sale Date: 12/18/2024

Deed of Trust Date: 04/22/2013

Recording Date: 04/23/2013

Reception #: 2013000033928

Re-Recording Date

Re-Recorded #:

Legal: Lot 12, Block 1, The Haven at York Street, Filing No. 4, 1st Amendment, County of Adams, State of Colorado

Address: 15074 St. Paul St., Thornton, CO 80602-7951

Original Note Amt: \$277,500.00

LoanType: Unknown

Interest Rate: 3.525

Current Amount: \$204,795.83

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): TH MSR Holdings LLC

Current Owner: Mary A. Gomez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for A.E. Rivera
Mortgage

Grantor (Borrower On Deed of Trust) Mary A. Gomez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/31/2024

Last Publication Date: 11/28/2024

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

Attorney File Number: CO240034

Phone: (303)353-2965

Fax: (303)632-8183

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Foreclosure Number: A202480627

NED Date: 08/27/2024

Reception #: 2024000046807

Original Sale Date: 12/18/2024

Deed of Trust Date: 06/28/2002

Recording Date: 07/05/2002

Reception #: C0992345

Re-Recording Date

Re-Recorded #:

Legal: LOT 75, SAVORY FARM SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11057 N CLAY DRIVE, WESTMINSTER, CO 80234

Original Note Amt: \$388,782.00

LoanType: Unknown

Interest Rate: 9.999

Current Amount: \$545,904.56

As Of:

Interest Type: Adjustable

Current Lender (Beneficiary): WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-SD1, SERIES 2003-SD1

Current Owner: DARBY P MONTOYA

Grantee (Lender On Deed of Trust): LONG BEACH MORTGAGE COMPANY

Grantor (Borrower On Deed of Trust): DARBY P MONTOYA

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/31/2024

Last Publication Date: 11/28/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 19-023450

Phone: (303)706-9990

Fax: (303)706-9994