

Notices of Election and Demand Filed in Adams County

From September 03, 2024 Through September 05, 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: A202480631

NED Date: 09/05/2024 **Reception #:** 2024000048577
Original Sale Date: 01/08/2025
Deed of Trust Date: 11/16/2015 **Recording Date:** 11/24/2015 **Reception #:** 2015000098763
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, ASH MEADOWS AT SAGE CREEK SUBDIVISION, FILING NO. 1, AMENDMENT NO. 2, RECORDED ON JULY 26, 2010 AT RECEPTION NO. 2010000049306, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12764 Leyden Street #C, Thornton, CO 80602

Original Note Amt: \$298,385.00 **LoanType:** Unknown **Interest Rate:** 4.000
Current Amount: \$282,533.09 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Donna M. Santanastaso
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Plaza Home Mortgage Inc.
Grantor (Borrower On Deed of Trust) Donna M. Santanastaso

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/14/2024
Last Publication Date: 12/12/2024

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.

Attorney File Number: 19CO00152-17 **Phone:** (720)259-6710 **Fax:** (720)379-1375

Foreclosure Number: A202480632

NED Date: 09/05/2024 **Reception #:** 2024000048578
Original Sale Date: 01/08/2025
Deed of Trust Date: 11/19/2020 **Recording Date:** 11/25/2020 **Reception #:** 2020000123546
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 4, NORTHBOROUGH HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171917105002

Address: 10014 Clay St, Denver, CO 80260

Original Note Amt: \$387,979.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$360,055.13 **As Of:** 04/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Adam Walter Saran AND Nicole Saran
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) Adam Walter Saran AND Nicole Saran

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/14/2024
Last Publication Date: 12/12/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-030844 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480633

NED Date: 09/05/2024

Reception #: 2024000048581

Original Sale Date: 01/08/2025

Deed of Trust Date: 11/08/2023

Recording Date: 11/09/2023

Reception #: 2023000063039

Re-Recording Date

Re-Recorded #:

Legal: LOT THREE (3), BLOCK TWENTY-SEVEN (27), NORTH GLENN, EIGHTEENTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1004 MALLEY DRIVE, NORTHGLENN, CO 80233-2172

Original Note Amt: \$379,500.00

LoanType: Unknown

Interest Rate: 11.750

Current Amount: \$379,500.00

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): U.S. Bank National Association, as Indenture Trustee, for LHOME MORTGAGE TRUST
2023-RTL4, Mortgage-Backed Notes, Series 2023-RTL4

Current Owner: ENA RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY

Grantee (Lender On Deed of Trust): KIAVI FUNDING. INC.

Grantor (Borrower On Deed of Trust) ENA RESIDENTIAL LLC, A COLORADO LIMITED LIABILITY COMPANY

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 11/14/2024

Last Publication Date: 12/12/2024

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48159763

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