

Notices of Election and Demand Filed in Weld County

From October 13, 2014 Through October 17, 2014

Weld 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: 14-0472

NED Date:	10/13/2014	Reception #:	4053314		
Original Sale Date:	05/27/2015				
Deed of Trust Date:	05/26/2006	Recording Date:	06/09/2006	Reception #:	3394805
		Re-Recording Date		Re-Recorded #:	

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 25252 Weld County Road 45, Greeley, CO 80631

Original Note Amt:	\$242,250.00	Loan Type:	Conventional	Interest Rate:	7.44
Current Amount:	\$308,374.26	As Of:	10/06/2014	Interest Type:	Adjustable

Current Lender (Beneficiary):	Bank of New York Mellon, f/k/a Bank of New York, as Trustee, on behalf of the registered holders of Alternative Loan Trust 2006-OC7, Mortgage Pass-Through Certificates Series 2006-OC7
Current Owner:	Kandace K Diekman
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Decision One Mortgage Company, LLC.
Grantor (Borrower On Deed of Trust)	Ricardo Gonzales, Jr

Publication:	Greeley Tribune	First Publication Date:	04/03/2015
		Last Publication Date:	05/01/2015

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number:	5050.100210.F01	Phone:	(303) 81-31177	Fax:	(303) 81-31107
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Foreclosure Number: 14-0473

NED Date: 10/13/2014 **Reception #:** 4053315
Original Sale Date: 02/11/2015
Deed of Trust Date: 05/21/2004 **Recording Date:** 06/17/2004 **Reception #:** 3190062
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 2, THIRD ADDITION OF HUNTERS HEIGHTS, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.*

*Pursuant to Corrective Affidavit Re: Scrivener's Error Pursuant to C.R.S. 38-35-109(5) recorded August 05, 2010 at reception No. 3709960.

Address: 1018 31st Avenue, Greeley, CO 80631

Original Note Amt: \$122,000.00 **LoanType:** Conventional **Interest Rate:** 7.150
Current Amount: \$116,881.49 **As Of:** 10/03/2014 **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as Trustee, on behalf of the registered holders of GSAMP Trust 2004-AR2, Mortgage Pass-Through Certificates, Series 2004-AR2
Current Owner: Victoriano Benavidez
Grantee (Lender On Deed of Trust): Argent Mortgage Company, LLC
Grantor (Borrower On Deed of Trust): Victoriano Benavidez

Publication: Greeley Tribune **First Publication Date:** 12/19/2014
Last Publication Date: 01/16/2015

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 5050.100208.F01 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

Foreclosure Number: 14-0475

NED Date: 10/14/2014 **Reception #:** 4053623
Original Sale Date: 02/11/2015
Deed of Trust Date: 08/20/2003 **Recording Date:** 09/02/2003 **Reception #:** 3101683
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, EXCEPT THE NORTH 5 FEET, BLOCK 4, TOWN OF DAcono, COUNTY OF WELD, STATE OF COLORADO.

Address: 325 7th Street, Dacono, CO 80514

Original Note Amt: \$148,630.00 **LoanType:** FNMA **Interest Rate:** 5.75
Current Amount: \$133,564.89 **As Of:** 09/17/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Green Tree Servicing , LLC
Current Owner: Mark A. Major
Grantee (Lender On Deed of Trust): Countrywide Home Loans, Inc.
Grantor (Borrower On Deed of Trust): Mark A. Major

Publication: Greeley Tribune **First Publication Date:** 12/19/2014
Last Publication Date: 01/16/2015

Attorney for Beneficiary: Silverman & Borenstein, PLLC

Attorney File Number: 14-00332 **Phone:** (303)768-0200 **Fax:** (303)768-0220

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Foreclosure Number: 14-0476

NED Date: 10/15/2014 **Reception #:** 4053985
Original Sale Date: 02/11/2015
Deed of Trust Date: 08/25/2006 **Recording Date:** 08/31/2006 **Reception #:** 3416134
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 9 AND 10, IN BLOCK 14, TOWN OF WATTENBERG, COUNTY OF WELD, STATE OF COLORADO.

Address: 1886 Mary Avenue, Fort Lupton, CO 80621

Original Note Amt: \$50,000.00 **LoanType:** FNMA **Interest Rate:** 10.125
Current Amount: \$46,319.48 **As Of:** 10/07/2014 **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-KS9
Current Owner: Geselle Ann Galicia and Manuel Galicia
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Homecomings Financial Network, Inc.
Grantor (Borrower On Deed of Trust): Geselle Ann Galicia and Manuel Galicia and Julia M Galicia

Publication: Greeley Tribune **First Publication Date:** 12/19/2014
Last Publication Date: 01/16/2015

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 4500.100525.F01 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

Foreclosure Number: 14-0477

NED Date: 10/15/2014 **Reception #:** 4053987
Original Sale Date: 02/11/2015
Deed of Trust Date: 06/25/2010 **Recording Date:** 07/23/2010 **Reception #:** 3707111
Re-Recording Date **Re-Recorded #:**

Legal: See Exhibit A

Address: 1461 EAGLEVIEW PL, ERIE, CO 80516

Original Note Amt: \$417,000.00 **LoanType:** Conventional **Interest Rate:** 5.625
Current Amount: \$445,368.07 **As Of:** 10/08/2014 **Interest Type:** Fixed

Current Lender (Beneficiary): Green Tree Servicing LLC
Current Owner: Richard J Schadler and Traci C Schadler
Grantee (Lender On Deed of Trust): Bank of America N.A.
Grantor (Borrower On Deed of Trust): Richard J Schadler and Traci C Schadler

Publication: Greeley Tribune **First Publication Date:** 12/19/2014
Last Publication Date: 01/16/2015

Attorney for Beneficiary: Silverman & Borenstein, PLLC

Attorney File Number: 14FC0160 **Phone:** (303)768-0200 **Fax:** (303)768-0220

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Foreclosure Number: 14-0478

NED Date: 10/15/2014 **Reception #:** 4053986
Original Sale Date: 02/11/2015
Deed of Trust Date: 06/25/2010 **Recording Date:** 07/02/2010 **Reception #:** 3703406
 Re-Recording Date: **Re-Recorded #:**

Legal: LOT 6, BLOCK 1, NORTH POINT SUBDIVISION FILING NO. 1, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Address: 3100 Mariners Landing Drive, Evans, CO 80620

Original Note Amt: \$128,272.00 **Loan Type:** FHA **Interest Rate:** 5.125
Current Amount: \$120,718.39 **As Of:** 10/08/2014 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Luis A Duran
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Luis A Duran

Publication: Greeley Tribune **First Publication Date:** 12/19/2014
 Last Publication Date: 01/16/2015

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-14-632772-JS **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 14-0479

NED Date: 10/15/2014 **Reception #:** 4053988
Original Sale Date: 02/11/2015
Deed of Trust Date: 12/17/2010 **Recording Date:** 01/03/2011 **Reception #:** 3742310
 Re-Recording Date: **Re-Recorded #:**

Legal: LOT 49, BLOCK 1, AMENDED FIRST REPLAT OF SECOND ADDITION TO HIGHLAND HILLS, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 2311 FAIRWAY LANE, GREELEY, CO 80634

Original Note Amt: \$199,335.00 **Loan Type:** FHA **Interest Rate:** 3.375
Current Amount: \$185,899.61 **As Of:** 10/09/2014 **Interest Type:** Adjustable

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: JASON L. INSKEEP and JESSICA INSKEEP
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION
Grantor (Borrower On Deed of Trust): JASON L. INSKEEP and JESSICA INSKEEP

Publication: Greeley Tribune **First Publication Date:** 12/19/2014
 Last Publication Date: 01/16/2015

Attorney for Beneficiary: Janeway Law Firm P.C.

Attorney File Number: 14-003996 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 14-0480

NED Date:	10/16/2014	Reception #:	4054306		
Original Sale Date:	02/18/2015				
Deed of Trust Date:	07/16/2013	Recording Date:	07/18/2013	Reception #:	3948480
		Re-Recording Date:		Re-Recorded #:	

Legal: THE SOUTH 75 FEET OF LOT 1, AND THE SOUTH 75 FEET OF THE E 1/2 OF LOT 3, BLOCK 20, IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Address: 328 5th Street, Windsor, CO 80550

Original Note Amt:	\$180,310.00	LoanType:	FHA	Interest Rate:	3.75
Current Amount:	\$179,218.61	As Of:	10/09/2014	Interest Type:	Fixed

Current Lender (Beneficiary):	BOKF, N.A. A National Banking Association D/B/A Bank of Oklahoma, As Successor In Interest By Merger To Firstland Mortgage Servicing
Current Owner:	Crisha Scheid
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., Solely As Nominee For Bank of Colorado, A Colorado Banking Corporation
Grantor (Borrower On Deed of Trust)	Crisha Scheid

Publication:	Greeley Tribune	First Publication Date:	12/26/2014
		Last Publication Date:	01/23/2015

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number:	CO-14-633769-JS	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 14-0481

NED Date:	10/17/2014	Reception #:	4054670		
Original Sale Date:	02/18/2015				
Deed of Trust Date:	06/26/2006	Recording Date:	07/05/2006	Reception #:	3400626
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 46, FEATHER RIDGE ESTATES, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

Address: 125 FALCON CIRCLE, MEAD, CO 80542

Original Note Amt:	\$310,000.00	Loan Type:	Conventional	Interest Rate:	9.5
Current Amount:	\$303,038.97	As Of:	10/01/2009	Interest Type:	Fixed

Current Lender (Beneficiary):	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE CERTIFICATE HOLDERS OF THE FFMLT TRUST 2006-FF13, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF13
Current Owner:	GERARD TORRES, JANET R TORRES
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER, FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN
Grantor (Borrower On Deed of Trust)	GERARD TORRES AND JANET R TORRES

Publication:	Greeley Tribune	First Publication Date:	12/26/2014
		Last Publication Date:	01/23/2015

Attorney for Beneficiary: Medved Dale Decker & Deere, LLC

Attorney File Number:	14-922-27386	Phone:	(303) 27-40155	Fax:	(303) 27-40159
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