Notices of Election and Demand Filed in Weld County

From August 22, 2016 Through August 26, 2016

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You should conduct your own due diligence.

Foreclosure Number: 16-0258

NED Date: 08/23/2016 **Reception #:** 4230167
Original Sale Date: 12/14/2016
Deed of Trust Date: 09/15/2005 **Recording Date:** 09/16/2005 **Reception #:** 3323553
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION
APN #: 095926326018

Address: 4564 KINGS CANYON DR, GREELEY, CO 80634

Original Note Amt: $152,010.00 **LoanType:** Conventional **Interest Rate:** 6.375
Current Amount: $150,527.22 **As Of:** 08/11/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): FLAGSTAR BANK, FSB
Current Owner: ALMA B PARRA-RODARTE and FRANCISCO P PARRA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PURA VIDA MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) ALMA B PARRA-RODARTE and FRANCISCO P PARRA

Publication: Greeley Tribune **First Publication Date:** 10/21/2016
Last Publication Date: 11/18/2016

Attorney for Beneficiary: Janeway Law Firm P.C.
Attorney File Number: 16-012144 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 16-0259

NED Date: 08/23/2016 **Reception #:** 4230168
Original Sale Date: 12/14/2016
Deed of Trust Date: 06/22/2009 **Recording Date:** 07/29/2009 **Reception #:** 3639161
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 10, LOCHWOOD PLANNED UNIT DEVELOPMENT FIRST FILING, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.

Address: 103 Spruce Avenue, Lochbuie, CO 80603

Original Note Amt: $55,212.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: $66,251.16 **As Of:** 08/11/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Bank of America, N.A.
Current Owner: Theresa Hishinuma
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp.
Grantor (Borrower On Deed of Trust) Theresa Hishinuma

Publication: Greeley Tribune **First Publication Date:** 10/21/2016
Last Publication Date: 11/18/2016

Attorney for Beneficiary: Randall S. Miller & Associates, P.C.
Attorney File Number: 14CO00712-2 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

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Foreclosure Number: 16-0260

NED Date: 08/23/2016 **Reception #:** 4230169
Original Sale Date: 12/14/2016
Deed of Trust Date: 12/22/2010 **Recording Date:** 12/27/2010 **Reception #:** 3740817
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 8, RIVERVIEW FARM SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 303 E 29th Street Rd., Greeley, CO 80631

Original Note Amt: $108,538.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: $98,302.93 **As Of:** 08/11/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Richard Haro
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Vandyk Mortgage Corporation, a Michigan Corporation
Grantor (Borrower On Deed of Trust) Richard Haro

Publication: Greeley Tribune **First Publication Date:** 10/21/2016
Last Publication Date: 11/18/2016
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-16-742648-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 16-0261

NED Date: 08/22/2016 **Reception #:** 4229807
Original Sale Date: 12/14/2016
Deed of Trust Date: 10/25/2010 **Recording Date:** 11/01/2010 **Reception #:** 3729031
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 13, PLAT AMENDMENT, IDAHO CREEK SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 10599 FORESTER PLACE, LONGMONT, CO 80504

Original Note Amt: $163,416.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: $147,651.15 **As Of:** 08/12/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, NA
Current Owner: DYLAN J TREMBLEY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE MORTGAGE COMPAYNY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) DYLAN J TREMBLEY

Publication: Greeley Tribune **First Publication Date:** 10/21/2016
Last Publication Date: 11/18/2016
Attorney for Beneficiary: Janeway Law Firm P.C.
Attorney File Number: 16-012576 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 16-0262

NED Date: 08/22/2016 **Reception #:** 4229808
Original Sale Date: 12/14/2016
Deed of Trust Date: 09/06/2012 **Recording Date:** 09/07/2012 **Reception #:** 3871505
Re-Recording Date **Re-Recorded #:**

Legal: LOT 165, MARGIL FARMS, SECOND FILING, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

Address: 3821 HOMESTEAD DR, MEAD, CO 80542

Original Note Amt: $162,194.00 **LoanType:** FNMA **Interest Rate:** 3.75
Current Amount: $150,085.77 **As Of:** 08/15/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): FIRST NATIONAL BANK OF OMAHA
Current Owner: KEVIN JEFFREY METZGER
Grantee (Lender On Deed of Trust): FIRST NATIONAL BANK OF OMAHA
Grantor (Borrower On Deed of Trust) KEVIN JEFFREY METZGER, UNMARRIED MAN

Publication: Greeley Tribune **First Publication Date:** 10/21/2016
Last Publication Date: 11/18/2016

Attorney for Beneficiary: Brown, Berardini, Dunning & Walker, P.C.
Attorney File Number: 3554-006 **Phone:** (303) 32-93363 **Fax:** (303) 39-38438

Foreclosure Number: 16-0263

NED Date: 08/23/2016 **Reception #:** 4230222
Original Sale Date: 12/14/2016
Deed of Trust Date: 09/12/2014 **Recording Date:** 09/16/2014 **Reception #:** 4046254
Re-Recording Date 09/19/2014 **Re-Recorded #:** 4047345

Legal: LOT 20, BLOCK 6, SAVANNAH SUBDIVISION, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

Address: 6130 Gorham Street, Frederick, CO 80530

Original Note Amt: $193,735.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: $191,946.69 **As Of:** 07/15/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): RoundPoint Mortgage Servicing Corporation
Current Owner: Frankie Lujan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Envoy Mortgage, LTD.
Grantor (Borrower On Deed of Trust) Frankie Lujan

Publication: Greeley Tribune **First Publication Date:** 10/21/2016
Last Publication Date: 11/18/2016

Attorney for Beneficiary: Klatt, Augustine, Sayer, Treinen, and Rastede PC
Attorney File Number: CO160170 **Phone:** (303)353-2965 **Fax:** (303)632-8183

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Foreclosure Number: 16-0264

NED Date: 08/23/2016 **Reception #:** 4230223
Original Sale Date: 12/14/2016
Deed of Trust Date: 03/11/2004 **Recording Date:** 03/25/2004 **Reception #:** 3164828
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 18, 19, 20, 21 AND 22, BLOCK 22, BLOCK 22, EXCEPT THE EAST 60 FEET THEREOF, TOWN OF EATON COUNTY OF WELD, STATE OF COLORADO

Address: 225 2nd Street, Eaton, CO 80615

Original Note Amt: $25,000.00 **LoanType:** Conventional **Interest Rate:** 4.0
Current Amount: $15,293.65 **As Of:** 08/15/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): PUBLIC SERVICE CREDIT UNION
Current Owner: DOUGLAS A. IRWIN AND KRISTIN M. IRWIN
Grantee (Lender On Deed of Trust): NORLARCO CREDIT UNION
Grantor (Borrower On Deed of Trust) DOUGLAS A. IRWIN AND KRISTIN M. IRWIN A/K/A KRISTIN IRWIN

Publication: Greeley Tribune **First Publication Date:** 10/21/2016
Last Publication Date: 11/18/2016

Attorney for Beneficiary: Robert W Reed LLC
Attorney File Number: 0 **Phone:** (303) 43-19891 **Fax:**

Foreclosure Number: 16-0265

NED Date: 08/24/2016 **Reception #:** 4230663
Original Sale Date: 12/14/2016
Deed of Trust Date: 07/25/2014 **Recording Date:** 07/29/2014 **Reception #:** 4034002
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 12, GRAPEVINE HOLLOW - FIRST FILING, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO
PARCEL ID NUMBER: 095921413014

Address: 3337 GRENACHE STREET, EVANS, CO 80634

Original Note Amt: $213,069.00 **LoanType:** FHA **Interest Rate:** 4.625
Current Amount: $207,967.11 **As Of:** 08/16/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JONATHAN BAZEMORE
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) JONATHAN BAZEMORE

Publication: Greeley Tribune **First Publication Date:** 10/21/2016
Last Publication Date: 11/18/2016

Attorney for Beneficiary: Janeway Law Firm P.C.
Attorney File Number: 16-012641 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 16-0266

NED Date: 08/26/2016 **Reception #:** 4231394
Original Sale Date: 12/28/2016
Deed of Trust Date: 01/16/2003 **Recording Date:** 01/28/2003 **Reception #:** 3027468
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, COUNTRY DAY ESTATES WEST REPLAT A, A SUBDIVISION OF THE CITYOF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Address: 232 ELIZABETH COURT, FORT LUPTON, CO 80621-0000

Original Note Amt: $125,000.00 **LoanType:** Unknown **Interest Rate:** 7.375
Current Amount: $116,295.90 **As Of:** 08/17/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): WELLS FARGO BANK, NA
Current Owner: RUBEN J RODRIGUEZ, MARIA L RODRIGUEZ
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust) RUBEN J RODRIGUEZ and MARIA L RODRIGUEZ

Publication: Greeley Tribune **First Publication Date:** 11/04/2016
Last Publication Date: 12/02/2016
Attorney for Beneficiary: Janeway Law Firm P.C.
Attorney File Number: 16-012534 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 16-0267

NED Date: 08/26/2016 **Reception #:** 4231395
Original Sale Date: 12/28/2016
Deed of Trust Date: 12/20/2005 **Recording Date:** 12/22/2005 **Reception #:** 3349498
Re-Recording Date **Re-Recorded #:**

Legal: Lots 8 and 9, Pulliam Subdivision, County of Weld, State of Colorado.

**Loan Modification Agreement signed by William E. Horst, Jr. and Patricia J. Horst on September 19, 2011

Address: 2703 F Street, Greeley, CO 80631

Original Note Amt: $13,500.00 **LoanType:** Conventional **Interest Rate:** 8.75
Current Amount: $12,795.53 **As Of:** 07/29/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Mariners CF Holdings, LLC
Current Owner: William E. Horst, Jr. and Patricia J. Horst
Grantee (Lender On Deed of Trust): New Frontier Bank
Grantor (Borrower On Deed of Trust) William E. Horst, Jr. and Patricia J. Horst

Publication: Greeley Tribune **First Publication Date:** 11/04/2016
Last Publication Date: 12/02/2016
Attorney for Beneficiary: Frascona Joiner Goodman and Greenstein PC
Attorney File Number: 7210-70 **Phone:** (303)494-3000 **Fax:**

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Foreclosure Number: **16-0268**

NED Date: 08/26/2016 **Reception #:** 4231396
Original Sale Date: 12/28/2016
Deed of Trust Date: 02/28/2008 **Recording Date:** 06/16/2008 **Reception #:** 3560787
Re-Recording Date **Re-Recorded #:**

Legal: LOT 41, BLOCK 7, MINOR CORRECTIONS TO RESUBDIVISION OF WEST HILL-N-PARK 3RD FILING, COUNTY OF WELD, STATE OF COLORADO.

Non-HAMP Loan Modification Agreement recorded April 10, 2012 at Reception No. 3837800; Non-HAMP Loan Modification Agreement recorded February 25, 2013 at Reception No. 3912384

Address:

Original Note Amt: $105,839.00 **LoanType:** FHA **Interest Rate:** 5.875
Current Amount: $107,160.68 **As Of:** 08/17/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): Ocwen Loan Servicing, LLC
Current Owner: Efrain Arellano
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Assurity Financial Services, LLC
Grantor (Borrower On Deed of Trust) Efrain Arellano

Publication: Greeley Tribune **First Publication Date:** 11/04/2016
Last Publication Date: 12/02/2016

Attorney for Beneficiary: Hellerstein and Shore PC
Attorney File Number: 16-00395SH **Phone:** (303)573-1080 **Fax:** (303) 78-89698