Notices of Election and Demand Filed in Weld County

From October 02, 2017 Through October 06, 2017

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: 17-0274

NED Date: 10/02/2017 **Reception #:** 4340487
Original Sale Date: 01/31/2018
Deed of Trust Date: 11/29/2006 **Recording Date:** 12/01/2006 **Reception #:** 3438760
Re-Recording Date **Re-Recorded #:**

Legal: LOT 49, BLOCK 5, GRANDVIEW, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

Address: 444 MONTGOMERY DRIVE, ERIE, CO 80516

Original Note Amt: $133,600.00 **LoanType:** FNMA **Interest Rate:** 3.875
Current Amount: $133,230.60 **As Of:** 02/01/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): PNC BANK, NATIONAL ASSOCIATION
Current Owner: SEAN D DELANNOY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CENTURY 21 (R) MORTGAGE (SM), ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) SEAN D DELANNOY

Publication: Greeley Tribune **First Publication Date:** 12/08/2017
Last Publication Date: 01/05/2018
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 17-015843 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 17-0275

NED Date: 10/02/2017 **Reception #:** 4340488
Original Sale Date: 01/31/2018
Deed of Trust Date: 02/08/2012 **Recording Date:** 02/10/2012 **Reception #:** 3824184
Re-Recording Date **Re-Recorded #:**

Legal: THE SOUTH 115 FEET OF THE EAST HALF (E1/2)OF LOT EIGHT (8), IN BLOCK SIXTY-EIGHT (68), IN THE CITY OF GREELEY, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, COUNTY OF WELD, STATE OF COLORADO.

Address: 1201 10th St., Greeley, CO 80631

Original Note Amt: $116,958.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: $111,797.35 **As Of:** 03/01/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Thomas B. Crilly
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems Inc., as nominee for Pacific Union Financial, A California Limited Liability Company
Grantor (Borrower On Deed of Trust) Thomas B. Crilly

Publication: Greeley Tribune **First Publication Date:** 12/08/2017
Last Publication Date: 01/05/2018
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 17CO00272-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

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Foreclosure Number: 17-0276

NED Date: 10/04/2017 **Reception #:** 4341367
Original Sale Date: 01/31/2018
Deed of Trust Date: 09/25/2014 **Recording Date:** 09/30/2014 **Reception #:** 4049977
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 7, RODGER'S FARM, TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO.

APN#: 120913008002
Address: 402 HARROW LN, PLATTEVILLE, CO 80651

Original Note Amt: $224,489.00 **LoanType:** FNMA **Interest Rate:** 3.75
Current Amount: $220,360.73 **As Of:** 11/01/2015 **Interest Type:** Fixed

Current Lender (Beneficiary): J. P. MORGAN MORTGAGE ACQUISITION CORP
Current Owner: CAROLYN RAE LINDEN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) CAROLYN RAE LINDEN

Publication: Greeley Tribune **First Publication Date:** 12/08/2017
Last Publication Date: 01/05/2018
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 16-011060 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 17-0277

NED Date: 10/05/2017 **Reception #:** 4341739
Original Sale Date: 02/07/2018
Deed of Trust Date: 09/29/2004 **Recording Date:** 10/05/2004 **Reception #:** 3224831
Re-Recording Date **Re-Recorded #:**

Legal: Lot 1, Block 4, Stroh Farm Filing No. 2., County of Weld, State of Colorado.

Address: 2119 Black Duck Avenue, Johnstown, CO 80534

Original Note Amt: $250,000.00 **LoanType:** FNMA **Interest Rate:** 7.65
Current Amount: $214,888.65 **As Of:** 09/18/2017 **Interest Type:** Adjustable

Current Lender (Beneficiary): LSF9 Master Participation Trust
Current Owner: Amy Joy Smith and Patrick Allen Smith
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Lending LLC DBA Freedom Home Lending
Grantor (Borrower On Deed of Trust) Amy Joy Smith and Patrick Allen Smith

Publication: Greeley Tribune **First Publication Date:** 12/15/2017
Last Publication Date: 01/12/2018
Attorney for Beneficiary: Frascona Joiner Goodman and Greenstein PC
Attorney File Number: FJGG 7225-2210 **Phone:** (303)494-3000 **Fax:**

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Foreclosure Number: 17-0278

NED Date: 10/05/2017 **Reception #:** 4341740
Original Sale Date: 02/07/2018
Deed of Trust Date: 04/29/2008 **Recording Date:** 05/02/2008 **Reception #:** 3551405
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5 BLOCK 7, EATON COMMONS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

Address: 412 LAUREL AVE, EATON, CO 80615-9062

Original Note Amt: $162,701.00 **LoanType:** FHA **Interest Rate:** 6.75
Current Amount: $181,371.90 **As Of:** 09/25/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: GREGGORYMICHAEL DENNING
Grantee (Lender On Deed of Trust): COUNTRYWIDE BANK, FSB
Grantor (Borrower On Deed of Trust) GREGGORYMICHAEL DENNING

Publication: Greeley Tribune **First Publication Date:** 12/15/2017
Last Publication Date: 01/12/2018
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 17-016122 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 17-0279

NED Date: 10/05/2017 **Reception #:** 4341741
Original Sale Date: 02/07/2018
Deed of Trust Date: 08/24/2015 **Recording Date:** 09/02/2015 **Reception #:** 4139170
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 6914 W 3RD STREET, GREELEY, CO 80634

Original Note Amt: $210,965.00 **LoanType:** FHA **Interest Rate:** 4.625
Current Amount: $206,492.22 **As Of:** 09/26/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): CORNERSTONE LENDING, INC.
Current Owner: RACHEL M TORRES
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC.
Grantor (Borrower On Deed of Trust) RACHEL M TORRES

Publication: Greeley Tribune **First Publication Date:** 12/15/2017
Last Publication Date: 01/12/2018
Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 00000006856041 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 17-0280

NED Date: 10/05/2017 **Reception #:** 4341742
Original Sale Date: 02/07/2018
Deed of Trust Date: 10/02/2013 **Recording Date:** 10/03/2013 **Reception #:** 3968251
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27 AND 28, BLOCK 3, MCGLENN'S ADDITION TO THE TOWN OF AULT, COUNTY OF WELD, STATE OF COLORADO

Address: 227 B STREET, AULT, CO 80610

Original Note Amt: $100,000.00 **LoanType:** FNMA **Interest Rate:** 4.5
Current Amount: $94,175.28 **As Of:** 09/27/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: BENJAMIN T SELVEY AND CHRISTINA M SELVEY
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Cobalt Mortgage, Inc.
Grantor (Borrower On Deed of Trust) BENJAMIN T SELVEY AND CHRISTINA M SELVEY

Publication: Greeley Tribune **First Publication Date:** 12/15/2017
Last Publication Date: 01/12/2018
Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 00000007078108 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 17-0281

NED Date: 10/06/2017 **Reception #:** 4342171
Original Sale Date: 02/07/2018
Deed of Trust Date: 11/09/2007 **Recording Date:** 11/20/2007 **Reception #:** 3518601
Re-Recording Date **Re-Recorded #:**

Legal: See Attached Schedule A

Address: 1001 43rd Ave., Unit 43, Greeley, CO 80634

Original Note Amt: $100,000.00 **LoanType:** FHLMC **Interest Rate:** 7.24
Current Amount: $48,040.93 **As Of:** 09/28/2017 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF THE WEST
Current Owner: Samoni L. Dominguez
Grantee (Lender On Deed of Trust): Bank of the West
Grantor (Borrower On Deed of Trust) Samoni L. Dominguez and Moses F. Dominguez

Publication: Greeley Tribune **First Publication Date:** 12/15/2017
Last Publication Date: 01/12/2018
Attorney for Beneficiary: Bradley Devitt Haas & Watkins, P.C.
Attorney File Number: BOW# 163-315330/ft229949 **Phone:** (303)384-9228 **Fax:** (303)384-9231