Notices of Election and Demand Filed in Weld County

From September 17, 2018 Through September 21, 2018

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Foreclosure Number: **17-0092** **Restarted**

NED Date: 09/19/2018 **Reception #:** 4432012
Original Sale Date: 01/16/2019
Deed of Trust Date: 12/09/2015 **Recording Date:** 12/11/2015 **Reception #:** 4164854
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 10, CLEARVIEW PUD, FOURTH FILING, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
APN #: 106112138006

Address: 3314 TAMARAC LANE, JOHNSTOWN, CO 80534

Original Note Amt: $265,109.00 **LoanType:** FHA **Interest Rate:** 4
Current Amount: $262,408.30 **As Of:** 09/01/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): DITECH FINANCIAL LLC
Current Owner: PERRY L. MARTINEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SKYLINE FINANCIAL CORP. ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) PERRY L. MARTINEZ

Publication: Greeley Tribune **First Publication Date:** 11/23/2018
Last Publication Date: 12/21/2018

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: 80397-DTF **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 18-0254

NED Date: 09/17/2018 **Reception #:** 4431240
Original Sale Date: 01/16/2019
Deed of Trust Date: 11/08/2004 **Recording Date:** 12/02/2004 **Reception #:** 3240367
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 2, WEIDENKELLER SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 304 26th Ave, Greeley, CO 80631-1518

Original Note Amt: $36,250.00 **LoanType:** HELOC **Interest Rate:** 4.75
Current Amount: $21,077.55 **As Of:** 09/07/2018 **Interest Type:** Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE FOR THE CWABS REVOLVING HOME EQUITY LOAN ASSET BACKED NOTES, SERIES 2004-T
Current Owner: Isabel Rubio
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc.
Grantor (Borrower On Deed of Trust) Isabel Rubio

Publication: Greeley Tribune **First Publication Date:** 11/23/2018
Last Publication Date: 12/21/2018
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-18-837614-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 18-0255

NED Date: 09/18/2018 **Reception #:** 4431681
Original Sale Date: 01/16/2019
Deed of Trust Date: 01/10/2003 **Recording Date:** 02/24/2003 **Reception #:** 3035180
Re-Recording Date **Re-Recorded #:**

Legal: LOT 31, BLOCK 2, SPACIOUS LIVING FILING NO. 2, A SUBDIVISION OF THE TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.

Address: 231 Elm Street, Lochbuie, CO 80603

Original Note Amt: $61,000.00 **LoanType:** FNMA **Interest Rate:** 7.5
Current Amount: $33,389.05 **As Of:** 09/10/2018 **Interest Type:** Fixed

Current Lender (Beneficiary): Beal Bank
Current Owner: Paul L. Ross and Bernice M. Ross
Grantee (Lender On Deed of Trust): Ameriquest Mortgage Company
Grantor (Borrower On Deed of Trust) Paul L. Ross and Bernice M. Ross

Publication: Greeley Tribune **First Publication Date:** 11/23/2018
Last Publication Date: 12/21/2018
Attorney for Beneficiary: Messner & Reeves, LLC
Attorney File Number: 10058.0018 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

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Foreclosure Number: 18-0256

NED Date: 09/18/2018 **Reception #:** 4431682
Original Sale Date: 01/16/2019
Deed of Trust Date: 09/16/2016 **Recording Date:** 09/21/2016 **Reception #:** 4238252
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 816 15TH AVE, GREELEY, CO 80631

Original Note Amt: $130,885.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: $127,193.60 **As Of:** 09/11/2018 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: MATTHEW DAY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MARKETPLACE HOME MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) MATTHEW DAY

Publication: Greeley Tribune **First Publication Date:** 11/23/2018
Last Publication Date: 12/21/2018

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 18-019600 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 18-0257

NED Date: 09/19/2018 **Reception #:** 4432013
Original Sale Date: 01/16/2019
Deed of Trust Date: 05/02/2005 **Recording Date:** 05/10/2005 **Reception #:** 3284942
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED EXHIBIT "A"

The legal description is more correctly described pursuant to a Scrivener's Error Affidavit recorded March 24, 2017 as Reception No. 4288250 in the records of the Clerk and Recorder for Weld County, Colorado

Address: 12679 WCR 8 1/2, FORT LUPTON, CO 80621

Original Note Amt: $31,000.00 **LoanType:** HELOC **Interest Rate:** 8.64
Current Amount: $18,168.94 **As Of:** 09/05/2018 **Interest Type:** Fixed

Current Lender (Beneficiary): KEY BANK NATIONAL ASSOCIATION
Current Owner: JERRY L. LANDRUS AND GEORGIA A.LANDRUS
Grantee (Lender On Deed of Trust): KEY BANK NATIONAL ASSOCIATION
Grantor (Borrower On Deed of Trust) JERRY L. LANDRUS AND GEORGIA A. LANDRUS

Publication: Greeley Tribune **First Publication Date:** 11/23/2018
Last Publication Date: 12/21/2018

Attorney for Beneficiary: Brown, Dunning & Walker, P.C.
Attorney File Number: 3500-127 **Phone:** (303) 32-93363 **Fax:** (303) 39-38438

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Foreclosure Number: 18-0258

NED Date: 09/20/2018 **Reception #:** 4432358
Original Sale Date: 01/23/2019
Deed of Trust Date: 09/12/2017 **Recording Date:** 09/14/2017 **Reception #:** 4335317
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 5, HUDSON HILLS FILING NO. 1, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.
PARCEL ID NUMBER: 147310405003

Address: 620 REMINGTON DRIVE, HUDSON, CO 80642

Original Note Amt: $375,915.00 **LoanType:** FNMA **Interest Rate:** 4.875
Current Amount: $373,113.39 **As Of:** 09/11/2018 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JAMES D. BILLINGER AND PRISCILLA BILLINGER
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) JAMES D. BILLINGER AND PRISCILLA BILLINGER

Publication: Greeley Tribune **First Publication Date:** 11/30/2018
Last Publication Date: 12/28/2018
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 18-019636 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 18-0259

NED Date: 09/20/2018 **Reception #:** 4432359
Original Sale Date: 01/23/2019
Deed of Trust Date: 07/01/2015 **Recording Date:** 07/02/2015 **Reception #:** 4121338
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 11, WESTMOOR ACRES FIRST FILING, A SUBDIVISION OF THE CITY OF GREELEY, WELD COUNTY, COLORADO.
APN #: 095902307007

Address: 4428 W 6TH ST, GREELEY, CO 80634

Original Note Amt: $214,051.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: $204,959.11 **As Of:** 09/13/2018 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: CRYSTAL E BAKER AND DENNIS J BAKER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) CRYSTAL E BAKER AND DENNIS J BAKER

Publication: Greeley Tribune **First Publication Date:** 11/30/2018
Last Publication Date: 12/28/2018
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 18-019622 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: **18-0260**

NED Date: 09/21/2018 **Reception #:** 4432749
Original Sale Date: 01/23/2019
Deed of Trust Date: 12/29/2016 **Recording Date:** 12/30/2016 **Reception #:** 4266281
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 6, WESTMOOR FIRST FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.
APN #: 095902431008

Address: 3900 W 4TH STREET ROAD, GREELEY, CO 80634

Original Note Amt: $213,560.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: $209,785.03 **As Of:** 09/07/2018 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: GEORGE DOUKAS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) GEORGE DOUKAS

Publication: Greeley Tribune **First Publication Date:** 11/30/2018
Last Publication Date: 12/28/2018

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 18-019264 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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From September 17, 2018 Through September 21, 2018

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Foreclosure Number: **18-0261**

NED Date: 09/21/2018 **Reception #:** 4432750
Original Sale Date: 01/23/2019
Deed of Trust Date: 03/27/2009 **Recording Date:** 03/30/2009 **Reception #:** 3613478
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 15, GRAPEVINE HOLLOW-SECOND FILING, AMENDED PLAT, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 10/10/2011 AT RECEPTION NO. 3797853 TO CORRECT LEGAL DESCRIPTION.

Address: 5714 SAUVIGNON STREET, EVANS, CO 80620

Original Note Amt: $153,763.00 **LoanType:** FHA **Interest Rate:** 3.75
Current Amount: $143,977.64 **As Of:** 09/14/2018 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.

Current Owner: .PHILIP BRABANK AND YULONDA S. BRABAND, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE PHILIP DUANE BRABAND LIVING TRUST, DATED JULY 22, 2008, AND ANY AMENDMENTS THERETO, AN UNDIVIDED ONE-HALF INTEREST AND PHILIP BRABAND AND YULONDA S BRABAND, TRUSTEES, ORT THEIR SUCCESSORS IN TRUST, UNDER THE YULONDA SUE BRABAND LIVING TRUST, DATED JULY 22, 2008, AND ANY AMENDMENTS THERETO, AN UNDIVIEDED ONE-HALF INTEREST

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) PHILIP BRABAND AND YULONDA S. BRABAND

Publication: Greeley Tribune **First Publication Date:** 11/30/2018
Last Publication Date: 12/28/2018

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 18-019643 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 18-0262

NED Date: 09/21/2018 **Reception #:** 4432751
Original Sale Date: 01/23/2019
Deed of Trust Date: 09/10/2003 **Recording Date:** 09/15/2003 **Reception #:** 3106277
Re-Recording Date **Re-Recorded #:**

Legal: ALL THAT REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN WELD COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 7, BLOCK 4, VINCENT'S EAST ADDITION 2ND FILING, A SUBDIVISION, A SUBDIVISION TO THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Address: 1313 6TH ST, FORT LUPTON, CO 80621

Original Note Amt: $200,524.88 **LoanType:** Conventional **Interest Rate:** 8.75
Current Amount: $157,541.35 **As Of:** 09/12/2018 **Interest Type:** Fixed

Current Lender (Beneficiary): REO TRUST 2017-RPL1
Current Owner: B. SCOTT MORRISON
Grantee (Lender On Deed of Trust): HOUSEHOLD FINANCE CORPORATION III
Grantor (Borrower On Deed of Trust) B. SCOTT MORRISON

Publication: Greeley Tribune **First Publication Date:** 11/30/2018
Last Publication Date: 12/28/2018

Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 00000007312465 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 18-0263

NED Date: 09/21/2018 **Reception #:** 4432752
Original Sale Date: 01/23/2019
Deed of Trust Date: 09/16/2005 **Recording Date:** 09/22/2005 **Reception #:** 3325176
Re-Recording Date **Re-Recorded #:**

Legal: Lot 5, Block 12, Countryside Subidivision, County of Weld, State of Colorado

Address: 7249 Forest Drive, Frederick, CO 80504

Original Note Amt: $185,600.00 **LoanType:** FNMA **Interest Rate:** 1
Current Amount: $163,292.26 **As Of:** 09/17/2018 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Bank, National Association, as Trustee for Bear Stearns Asset Backed Securities I LLC, GreenPoint Mortgage Funding Trust 2006-AR1, Mortgage Pass-Through Certificates, Series 2006-AR1
Current Owner: Gerald L Gatzke
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for lender, GreenPoint Mortgage Funding, Inc.,
Grantor (Borrower On Deed of Trust) Gerald L Gatzke

Publication: Greeley Tribune **First Publication Date:** 11/30/2018
Last Publication Date: 12/28/2018

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: 80517-SPS **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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