

Notices of Election and Demand Filed in Weld County

From January 18, 2021 Through January 22, 2021

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: 21-0002

NED Date: 01/19/2021 **Reception #:** 4672412
Original Sale Date: 05/19/2021
Deed of Trust Date: 08/21/2019 **Recording Date:** 08/30/2019 **Reception #:** 4519208
Re-Recording Date **Re-Recorded #:**

Legal: LOT 23, BLOCK 3, FIRST ADDITION TO WESTWOOD, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1102 33rd Ave, Greeley, CO 80634

Original Note Amt: \$265,475.00 **LoanType:** VA **Interest Rate:** 3.5
Current Amount: \$264,638.18 **As Of:** 01/06/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez, LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing
Current Owner: Larry P. Vigil and Arlene Vigil
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems Inc., as nominee for First Savings Bank, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Larry P. Vigil and Arlene Vigil

Publication: Greeley Tribune **First Publication Date:** 03/26/2021
Last Publication Date: 04/23/2021
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-20-887390-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 21-0003

NED Date: 01/19/2021 **Reception #:** 4672413
Original Sale Date: 05/19/2021
Deed of Trust Date: 07/15/2014 **Recording Date:** 07/21/2014 **Reception #:** 4032279
Re-Recording Date **Re-Recorded #:**

Legal: THE EAST FIFTY FEET (E50') OF THE SOUTH HALF (S1/2) OF LOT FIVE (5), BLOCK EIGHTY-SEVEN (87), CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1125 12TH ST, GREELEY, CO 80631

Original Note Amt: \$159,500.00 **LoanType:** FNMA **Interest Rate:** 3.875
Current Amount: \$140,688.64 **As Of:** 01/07/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: M&A ENTERPRISES LLC
Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.
Grantor (Borrower On Deed of Trust): BRIAN SAWYER

Publication: Greeley Tribune **First Publication Date:** 03/26/2021
Last Publication Date: 04/23/2021
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009146895 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 21-0004

NED Date: 01/20/2021

Reception #: 4673148

Original Sale Date: 05/19/2021

Deed of Trust Date: 05/19/2004

Recording Date: 05/26/2004

Reception #: 3183862

Re-Recording Date

Re-Recorded #:

Legal: LOT A OF RECORDED EXEMPTION NO. 1475-28-1-RE2726, RECORDED FEBRUARY 1, 200 AS RECEPTION NO. 2822750, BEING A PART OF THE N1/2 OF THE NE1/4 SECTION 28, TOWNSHIP 1 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

Address: 1985 WELD COUNTY ROAD 55, KEENESBURG, CO 80643

Original Note Amt: \$204,000.00

LoanType: FNMA

Interest Rate: 7.95

Current Amount: \$208,937.34

As Of: 01/14/2021

Interest Type: Adjustable

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL MORTGAGE TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TUST 2004-2

Current Owner: WHITNEY L. MOORE

Grantee (Lender On Deed of Trust): NEW CENTURY MORTGAGE CORPORATION

Grantor (Borrower On Deed of Trust): WHITNEY L. MOORE

Publication: Greeley Tribune

First Publication Date: 03/26/2021

Last Publication Date: 04/23/2021

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

Attorney File Number: 19-021839

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