

Notices of Election and Demand Filed in Weld County

From June 28, 2021 Through July 02, 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: 21-0016

NED Date: 06/28/2021 **Reception #:** 4729750
Original Sale Date: 10/27/2021
Deed of Trust Date: 11/22/2005 **Recording Date:** 12/06/2005 **Reception #:** 3345002
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 9, BLOCK 1, PARK LAND ESTATES, COUNTY OF WELD, STATE OF COLORADO.

Address: 1420 Rue De Trust, Erie, CO 80516

Original Note Amt: \$99,175.00 **LoanType:** Private **Interest Rate:** 7.25
Current Amount: \$94,772.67 **As Of:** 06/23/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): Real Time Solutions, Inc.
Current Owner: Ralph C Nations
Grantee (Lender On Deed of Trust): Countrywide Home Loans, Inc.
Grantor (Borrower On Deed of Trust): Ralph C Nations

Publication: Greeley Tribune **First Publication Date:** 09/03/2021
Last Publication Date: 10/01/2021

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 47945332 **Phone:** (877)353-2146 **Fax:**

Foreclosure Number: 21-0017

NED Date: 06/29/2021 **Reception #:** 4730251
Original Sale Date: 10/27/2021
Deed of Trust Date: 05/18/2005 **Recording Date:** 06/08/2005 **Reception #:** 3293177
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 38, SUNRISE RIDGE SUBDIVISION, A SUBDIVISION OF THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

Address: 716 JAY AVE, JOHNSTOWN, CO 80534

Original Note Amt: \$240,000.00 **LoanType:** Conventional **Interest Rate:** 5.513
Current Amount: \$182,218.71 **As Of:** 06/01/2021 **Interest Type:** Adjustable

Current Lender (Beneficiary): CSMC 2018-RPL9 Trust
Current Owner: ROBERT O. RAMIREZ AND NELLIE M. RAMIREZ
Grantee (Lender On Deed of Trust): WORLD SAVINGS BANK, FSB
Grantor (Borrower On Deed of Trust): ROBERT O. RAMIREZ AND NELLIE M. RAMIREZ

Publication: Greeley Tribune **First Publication Date:** 09/03/2021
Last Publication Date: 10/01/2021

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009176835 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 21-0018

NED Date: 07/02/2021

Reception #: 4731898

Original Sale Date: 11/03/2021

Deed of Trust Date: 03/23/2018

Recording Date: 03/30/2018

Reception #: 4387125

Re-Recording Date

Re-Recorded #:

Legal: LOT 18, BLOCK 10, OAK MEADOWS P.U.D., FILING 2, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

Address: 6359 Utica Avenue, Firestone, CO 80504

Original Note Amt: \$307,500.00

LoanType: FNMA

Interest Rate: 8.625

Current Amount: \$300,766.06

As Of: 06/29/2021

Interest Type: Adjustable

Current Lender (Beneficiary): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of the MFA 2020-NQM3 Trust

Current Owner: Myung Hwand and Ui Hwang

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citadel Servicing Corporation, its successors and assigns

Grantor (Borrower On Deed of Trust) Myung Hwang and Ui Hwang

Publication: Greeley Tribune

First Publication Date: 09/10/2021

Last Publication Date: 10/08/2021

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.

Attorney File Number: CO10995

Phone: (303) 27-40155

Fax: (303) 27-40159