Notices of Election and Demand Filed in Weld County

From September 06, 2021 Through September 10, 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: 21-0026

NED Date: 09/08/2021 **Reception #:** 4753680
Original Sale Date: 01/05/2022
Deed of Trust Date: 11/27/2019 **Recording Date:** 12/05/2019 **Reception #:** 4547202
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 3, MAPLEWOOD, COUNTY OF WELD, STATE OF COLORADO.

Address: 1924 11TH ST, GREELEY, CO 80631-3610

Original Note Amt: $100,000.00 **LoanType:** Conventional **Interest Rate:** 6.64
Current Amount: $99,975.33 **As Of:** 07/30/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): CANVAS CREDIT UNION
Current Owner: DONALD L. ARMAGOST
Grantee (Lender On Deed of Trust): CANVAS CREDIT UNION
Grantor (Borrower On Deed of Trust) DONALD L. ARMAGOST

Publication: Greeley Tribune **First Publication Date:** 11/12/2021
Last Publication Date: 12/10/2021

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 21-025607 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 21-0027

NED Date: 09/08/2021 **Reception #:** 4753681
Original Sale Date: 01/05/2022
Deed of Trust Date: 10/22/2015 **Recording Date:** 10/28/2015 **Reception #:** 4153779
Re-Recording Date **Re-Recorded #:**

Legal: LOT 70 "ASH HOLLOW SUBDIVISION-FILING NO. 3" TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.

Address: 50 Lambert Street, Keenesburg, CO 80643

Original Note Amt: $345,000.00 **LoanType:** REVERSE MORTGAGE **Interest Rate:** 2.994
Current Amount: $108,510.13 **As Of:** 01/01/1950 **Interest Type:** Fixed

Current Lender (Beneficiary): AMERICAN ADVISORS GROUP
Current Owner: Powell, Paulette, L
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ONE REVERSE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Paulette L Powell

Publication: Greeley Tribune **First Publication Date:** 11/12/2021
Last Publication Date: 12/10/2021

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 21-025765 **Phone:** (303)706-9990 **Fax:** (303)706-9994