

Notices of Election and Demand Filed in Weld County

From September 27, 2021 Through October 01, 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: 21-0034

NED Date: 09/27/2021 **Reception #:** 4759991
Original Sale Date: 01/26/2022
Deed of Trust Date: 08/22/2014 **Recording Date:** 08/26/2014 **Reception #:** 4040925
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, KELSEY SUBDIVISION, A SUBDIVISION OF THE TOWN OF AULT, BEING A REPLAT OF LOTS 13-16 AND PART OF LOT B AND THE VACATED ALLEY ADJACENT THERETO, ALL IN BLOCK 7, HASBROUCK AND GALE'S ADDITION, TOWN OF AULT, ACCORDING TO THE MAP FILED OCTOBER 15, 1996, IN BOOK 1573 AT RECEPTION NO. 2517403, COUNTY OF WELD, STATE OF COLORADO.

Address: 320 S 3rd Ave, Ault, CO 80610

Original Note Amt: \$104,349.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$104,266.96 **As Of:** 09/01/2019 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: Justin R Rainwater
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Justin R Rainwater

Publication: Greeley Tribune **First Publication Date:** 12/03/2021
Last Publication Date: 12/31/2021
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 20-023906 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 21-0035

NED Date: 09/28/2021 **Reception #:** 4760496
Original Sale Date: 01/26/2022
Deed of Trust Date: 05/17/2017 **Recording Date:** 05/19/2017 **Reception #:** 4303629
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 15. REPLAT OF PHASE TWO AND THREE OF WINDSOR VILLAGE SECOND FILING, A SUBDIVISION TO THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Address: 55 CHESTNUT STREET, WINDSOR, CO 80550

Original Note Amt: \$266,091.00 **LoanType:** FNMA **Interest Rate:** 4.375
Current Amount: \$257,507.98 **As Of:** 09/23/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVEIW LOAN SERVICING, LLC
Current Owner: GILBERT E. MARTINEZ AND JUDY L. MARTINEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNIVERSAL LENDING CORPORATION
Grantor (Borrower On Deed of Trust): GILBERT E. MARTINEZ AND JUDY L. MARTINEZ

Publication: Greeley Tribune **First Publication Date:** 12/03/2021
Last Publication Date: 12/31/2021
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 0000008928897 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Weld County

From September 27, 2021 Through October 01, 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: 21-0036

NED Date: 09/28/2021 **Reception #:** 4760497
Original Sale Date: 01/26/2022
Deed of Trust Date: 07/16/2018 **Recording Date:** 07/18/2018 **Reception #:** 4415840
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 4, KOHLER SUBDIVISION FIRST FILING, TOWN OF KERSEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER:R0415801

Address: 806 KOHLER FARMS RD, KERSEY, CO 80644

Original Note Amt: \$229,987.00 **LoanType:** FNMA **Interest Rate:** 5
Current Amount: \$225,921.79 **As Of:** 09/21/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: CHAD JUDGE
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): CHAD JUDGE

Publication: Greeley Tribune **First Publication Date:** 12/03/2021
Last Publication Date: 12/31/2021

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

Attorney File Number: 20-023893 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 21-0037

NED Date: 09/29/2021 **Reception #:** 4760949
Original Sale Date: 01/26/2022
Deed of Trust Date: 11/14/2017 **Recording Date:** 11/15/2017 **Reception #:** 4352529
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 10, SOUTH HILL SUBDIVISION, SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 908 Barn Yard Drive, Windsor, CO 80550

Original Note Amt: \$408,000.00 **LoanType:** FNMA **Interest Rate:** 4.75
Current Amount: \$416,064.36 **As Of:** 09/08/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): MegaStar Financial Corp.
Current Owner: Tonya Bennett and Shawnee Kaser
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Megastar Financial Corp.
Grantor (Borrower On Deed of Trust): Tonya Bennett and Shawnee Kaser

Publication: Greeley Tribune **First Publication Date:** 12/03/2021
Last Publication Date: 12/31/2021

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 18CO00480-2 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

Notices of Election and Demand Filed in Weld County

From September 27, 2021 Through October 01, 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: 21-0038

NED Date: 09/29/2021 **Reception #:** 4760950
Original Sale Date: 01/26/2022
Deed of Trust Date: 04/25/2017 **Recording Date:** 05/03/2017 **Reception #:** 4299165
Re-Recording Date **Re-Recorded #:**

Legal: LOT ONE (1), IN BLOCK EIGHT (8), THIRD ADDITION TO WESTVIEW IN THE CITY OF GREELEY, WELD COUNTY, COLORADO, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF.

AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON SEPTEMBER 23, 2021 AT RECEPTION NO. 4759106 TO CORRECT NAME OF THE TRUSTEE

Address: 1436 27th Avenue, Greeley, CO 80634

Original Note Amt: \$345,000.00 **LoanType:** FHA/REVERSE MORTGA **Interest Rate:** 3.031
Current Amount: \$151,031.68 **As Of:** 09/24/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH MORTGAGE CORPORATION
Current Owner: Shirley J Gray
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
NATIONWIDE EQUITIES CORP., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Shirley J Gray

Publication: Greeley Tribune **First Publication Date:** 12/03/2021
Last Publication Date: 12/31/2021

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

Attorney File Number: 21-025862 **Phone:** (303)706-9990 **Fax:** (303)706-9994