

Notices of Election and Demand Filed in Weld County

From November 22, 2021 Through November 26, 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: 21-0049

NED Date: 11/22/2021

Reception #: 4778300

Original Sale Date: 03/23/2022

Deed of Trust Date: 10/21/2005

Recording Date: 10/27/2005

Reception #: 3335189

Re-Recording Date: 10/12/2021

Re-Recorded #: 4765122

Legal: A PART OF THE NW 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 66 WEST OF THE 6TH P.M., BEGINNING AT A POINT 80 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 10, IN BLOCK 7 OF THE FIRST ADDITION TO THE TOWN OF AULT; THENCE SOUTH 140 FEET; THENCE WEST 62 FEET; THENCE NORTH 140 FEET; THENCE EAST 62 FEET TO THE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO

*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. 38-38-109(5) recorded in the records of Weld County, Colorado, on October 13, 2021 at Reception No. 4765169 to correct the legal description.

Address: 248 East A Street, Ault, CO 80610

Original Note Amt: \$202,500.00

LoanType: REVERSE MORTGAGE

Interest Rate: 5.64

Current Amount: \$163,735.32

As Of: 11/12/2021

Interest Type: Fixed

Current Lender (Beneficiary): Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

Current Owner: Phyllis M. Vigil

Grantee (Lender On Deed of Trust): Financial Freedom Senior Funding Corporation, a Subsidiary of Indy Mac, F.S.B.

Grantor (Borrower On Deed of Trust): Phyllis M. Vigil

Publication: Greeley Tribune

First Publication Date: 01/28/2022

Last Publication Date: 02/25/2022

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-21-893951-LL

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 21-0050

NED Date: 11/23/2021

Reception #: 4778779

Original Sale Date: 03/23/2022

Deed of Trust Date: 05/27/2016

Recording Date: 06/06/2016

Reception #: 4209082

Re-Recording Date

Re-Recorded #:

Legal: LOT 6, BLOCK 18, WILLOWBROOK SUBDIVISION ACCORDING TO INSTRUMENT RECORDED AUGUST 17, 2001 UNDER RECEPTION NO. 2875802, FORMERLY KNOWN AS SEARS FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. 38-35-109(5) recorded in the records of Weld County, Colorado, September 3, 2021 at Reception No. 4752749 to correct the legal description.

Address: 2712 Water Front St, Evans, CO 80620

Original Note Amt: \$211,105.00

LoanType: FNMA

Interest Rate: 4.625

Current Amount: \$197,843.23

As Of: 11/16/2021

Interest Type: Fixed

Current Lender (Beneficiary):	MidFirst Bank
Current Owner:	Jeremy Michael Startzer and Danielle T. Startzer
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Nations Reliable Lending, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Jeremy Michael Startzer and Danielle T. Startzer

Publication: Greeley Tribune

First Publication Date: 01/28/2022

Last Publication Date: 02/25/2022

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-21-895919-LL

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 21-0051

NED Date: 11/23/2021 **Reception #:** 4778780
Original Sale Date: 03/23/2022
Deed of Trust Date: 03/20/2009 **Recording Date:** 04/20/2009 **Reception #:** 3617489
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 31 SOUTH IDAHO AVENUE, JOHNSTOWN, CO 80534

Original Note Amt: \$270,000.00 **LoanType:** REVERSE MORTGAGE **Interest Rate:** 5.510
Current Amount: \$175,990.41 **As Of:** 11/15/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY
Current Owner: ANITA ARAGON
Grantee (Lender On Deed of Trust): BANK OF AMERICA, N.A.
Grantor (Borrower On Deed of Trust): ANITA ARAGON

Publication: Greeley Tribune **First Publication Date:** 01/28/2022
Last Publication Date: 02/25/2022

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009301797 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 21-0052

NED Date: 11/24/2021 **Reception #:** 4779174
Original Sale Date: 03/23/2022
Deed of Trust Date: 07/25/2002 **Recording Date:** 08/07/2002 **Reception #:** 2975889
Re-Recording Date **Re-Recorded #:**

Legal: LOT 45-A, BLOCK 7, GLENS OF DACONO, UNIT NO.3, COUNTY OF WELD, STATE OF COLORADO.

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON OCTOBER 8, 2021 AT RECEPTION NO. 4764374 TO CORRECT LEGAL DESCRIPTION.

Address: 1112 Maclean St, Dacono, CO 80514

Original Note Amt: \$20,500.00 **LoanType:** Conventional **Interest Rate:** 3.25
Current Amount: \$8,328.54 **As Of:** 11/19/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): MEB Loan Trust II
Current Owner: Brian L Keller
Grantee (Lender On Deed of Trust): STATE FARM BANK, F.S.B.
Grantor (Borrower On Deed of Trust): Brian L Keller

Publication: Greeley Tribune **First Publication Date:** 01/28/2022
Last Publication Date: 02/25/2022

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 21-025961 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 21-0053

NED Date: 11/24/2021

Reception #: 4779175

Original Sale Date: 03/23/2022

Deed of Trust Date: 02/01/2018

Recording Date: 02/02/2018

Reception #: 4372860

Re-Recording Date

Re-Recorded #:

Legal: A PARCEL OF LAND LOCATED IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID E/2 SW4; THENCE EAST ALONG SAID SECTION LINE, 947 FEET; THENCE DUE NORTH 200 FEET; THENCE NORTHWESTERLY, 1000 FEET TO A POINT 460 FEET DUE NORTH OF THE POINT OF BEGINNING; THENCE DUE SOUTH, 460 FEET TO THE POINT OF BEGINNING

Together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matter.

Address: FOR INFORMATIONAL PURPOSES ONLY: 11419 County Road 36, Platteville, CO 80651

Original Note Amt: \$200,000.00

LoanType: Conventional

Interest Rate: 5.25

Current Amount: \$173,317.64

As Of: 11/18/2021

Interest Type: Fixed

Current Lender (Beneficiary):	FMS Bank
Current Owner:	College 4 3, LLC
Grantee (Lender On Deed of Trust):	FMS Bank
Grantor (Borrower On Deed of Trust)	College 4 3, LLC

Publication: Greeley Tribune

First Publication Date: 01/28/2022

Last Publication Date: 02/25/2022

Attorney for Beneficiary: Maynes Bradford Shipps & Sheftel, LLP

Attorney File Number: 761-005

Phone: (970)247-1755

Fax: (970)247-8827