

Notices of Election and Demand Filed in Weld County

From December 27, 2021 Through December 31, 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: 21-0057

NED Date: 12/27/2021 **Reception #:** 4788023
Original Sale Date: 04/27/2022
Deed of Trust Date: 05/13/2019 **Recording Date:** 05/21/2019 **Reception #:** 4490791
Re-Recording Date **Re-Recorded #:**

Legal: Lot 24, Block 6 Rolling Hills Third Addition, to the City of Greeley, County of Weld, State of Colorado

Address: 1918 31st Ave, Greeley, CO 80634

Original Note Amt: \$288,000.00 **LoanType:** VA **Interest Rate:** 4.75
Current Amount: \$284,311.29 **As Of:** 12/16/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Lanny Pitts
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Lanny Pitts

Publication: Greeley Tribune **First Publication Date:** 03/04/2022
Last Publication Date: 04/01/2022
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO11197 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 21-0058

NED Date: 12/27/2021 **Reception #:** 4788019
Original Sale Date: 04/27/2022
Deed of Trust Date: 02/27/2014 **Recording Date:** 03/05/2014 **Reception #:** 4000140
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 23 AND 24, BLOCK 9, ARLINGTON HEIGHTS, CITY OF GREELEY, TOGETHER WITH AN EASEMENT FOR DRIVEWAY OVER THE SOUTH 10 FEET OF LOT 22 IN SAID BLOCK 9, IN COMMON WITH THE OWNER OF SAID LOT 22, COUNTY OF WELD, STATE OF COLORADO.

Address: 1845 7th Avenue, Greeley, CO 80631

Original Note Amt: \$367,500.00 **LoanType:** REVERSE MORTGAGE **Interest Rate:** 2.406
Current Amount: \$213,936.26 **As Of:** 12/16/2021 **Interest Type:** Adjustable

Current Lender (Beneficiary): Reverse Mortgage Solutions, Inc.
Current Owner: Linda L. Sergent
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems Inc. as nominee for Reverse Mortgage Solutions, Inc. dba Security I Lending, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Linda L. Sergent

Publication: Greeley Tribune **First Publication Date:** 03/04/2022
Last Publication Date: 04/01/2022
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-19-859862-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 21-0059

NED Date: 12/29/2021

Reception #: 4789227

Original Sale Date: 04/27/2022

Deed of Trust Date: 04/25/2018

Recording Date: 05/02/2018

Reception #: 4395393

Re-Recording Date

Re-Recorded #:

Legal: LOT 7, BLOCK 3, VALLEY VIEW SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 096130203017

Address: 3725 VALLEY VIEW AVENUE, EVANS, CO 80620

Original Note Amt: \$170,466.00

LoanType: FHA

Interest Rate: 5.25

Current Amount: \$164,212.28

As Of: 12/20/2021

Interest Type: Fixed

Current Lender (Beneficiary): MIDFIRST BANK

Current Owner: ANDREW LEE SANCHEZ

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) ANDREW LEE SANCHEZ

Publication: Greeley Tribune

First Publication Date: 03/04/2022

Last Publication Date: 04/01/2022

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

Attorney File Number: 21-026116

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 21-0060

NED Date: 12/29/2021

Reception #: 4789228

Original Sale Date: 04/27/2022

Deed of Trust Date: 10/06/2018

Recording Date: 10/16/2018

Reception #: 4439023**

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, TRACT A, COLLEGE GREEN FIRST FILING, SECOND AMENDED PLAT, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**The legal description was corrected by an Affidavit of Correction recorded 12/20/2021 at Reception No. 4786467 in the records of the Weld County clerk and recorder, State of Colorado.

Address: 4527 West Pioneer Lane, Greeley, CO 80634

Original Note Amt: \$242,165.00

LoanType: FHA

Interest Rate: 5

Current Amount: \$238,286.38

As Of: 12/22/2021

Interest Type: Fixed

Current Lender (Beneficiary):	The Money Source Inc.
Current Owner:	Gene R. Ulm and Sandra L. Ulm
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financing Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	Gene R. Ulm and Sandra L. Ulm

Publication: Greeley Tribune

First Publication Date: 03/04/2022

Last Publication Date: 04/01/2022

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

Attorney File Number: CO11223

Phone: (303) 27-40155

Fax: (303) 27-40159