

Notices of Election and Demand Filed in Weld County

From January 31, 2022 Through February 04, 2022

**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: 22-0013

NED Date: 02/01/2022

Reception #: 4798687

Original Sale Date: 06/01/2022

Deed of Trust Date: 03/08/2018

Recording Date: 03/15/2018

Reception #: 4383107

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 11, ASHCROFT HEIGHTS - THIRD FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095923034003

Address: 3813 Tumbleweed Drive, Evans, CO 80620-9112

Original Note Amt: \$231,200.00

LoanType: Conventional

Interest Rate: 5.75

Current Amount: \$225,880.44

As Of: 01/24/2022

Interest Type: Fixed

Current Lender (Beneficiary):	WELLS FARGO BANK N.A.
Current Owner:	Zachary E. Patton AND Ami Jahns
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)	Zachary E. Patton AND Ami Jahns

Publication: Greeley Tribune

First Publication Date: 04/08/2022

Last Publication Date: 05/06/2022

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

Attorney File Number: 21-025789

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0014

NED Date: 02/01/2022

Reception #: 4798688

Original Sale Date: 06/01/2022

Deed of Trust Date: 03/12/2014

Recording Date: 07/18/2014

Reception #: 4031789

Re-Recording Date

Re-Recorded #:

Legal: ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENT, IF ANY, SITUATE, LYING AND BEING IN THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 5A, RIVERSIDE MEADOWS SUBDIVISION FIFTH FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Address: 3716 Salida Court, Evans, CO 80620

Original Note Amt: \$90,200.00

LoanType: Conventional

Interest Rate: 1.937

Current Amount: \$44,534.72

As Of: 01/25/2022

Interest Type: Fixed

Current Lender (Beneficiary):	ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA
Current Owner:	JENNICA MARIE QUESENBERRY, WHO ACQUIRED TITLE AS JENNICA M. QUESENBERRY
Grantee (Lender On Deed of Trust):	ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA
Grantor (Borrower On Deed of Trust)	JENNICA MARIE QUESENBERRY, WHO ACQUIRED TITLE AS JENNICA M. QUESENBERRY

Publication: Greeley Tribune

First Publication Date: 04/08/2022

Last Publication Date: 05/06/2022

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

Attorney File Number: 21-026109

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0015

NED Date: 02/01/2022 **Reception #:** 4798689
Original Sale Date: 06/01/2022
Deed of Trust Date: 08/15/2017 **Recording Date:** 08/17/2017 **Reception #:** 4328010
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 2, VISTA RIDGE FILING NO. 1T, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

Address: 2069 Alpine Drive, Erie, CO 80516

Original Note Amt: \$318,000.00 **LoanType:** FNMA **Interest Rate:** 4.5
Current Amount: \$304,729.57 **As Of:** 01/25/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Cam Lam
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Academy Mortgage Corporation its successors and assigns
Grantor (Borrower On Deed of Trust) Cam Lam

Publication: Greeley Tribune **First Publication Date:** 04/08/2022
Last Publication Date: 05/06/2022
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-22-898354-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 22-0016

NED Date: 02/01/2022 **Reception #:** 4798690
Original Sale Date: 06/01/2022
Deed of Trust Date: 10/27/2017 **Recording Date:** 10/30/2017 **Reception #:** 4348101
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 7, FIRST ADDITION TO HILLSIDE, COUNTY OF WELD, STATE OF COLORADO.

Address: 2122 27th Street, Greeley, CO 80631

Original Note Amt: \$240,052.00 **LoanType:** VA **Interest Rate:** 4
Current Amount: \$228,345.33 **As Of:** 01/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Vernon C. McKenney
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Vernon C. McKenney

Publication: Greeley Tribune **First Publication Date:** 04/08/2022
Last Publication Date: 05/06/2022
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-22-897836-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 22-0017

NED Date: 02/01/2022 **Reception #:** 4798691
Original Sale Date: 06/01/2022
Deed of Trust Date: 05/31/2018 **Recording Date:** 06/01/2018 **Reception #:** 4403665
Re-Recording Date: **Re-Recorded #:**

Legal: TRACT 6 IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ACCORDING TO THAT CERTAIN INSTRUMENT RECORDED APRIL 23, 1959 IN BOOK 1520 AT PAGE 45 (KNOWN AS SILAS CHAMBERS TRACTS), COUNTY OF WELD, STATE OF COLORADO.

Address: 12647 COUNTY ROAD 2 1/2, BRIGHTON, CO 80603

Original Note Amt: \$248,417.00 **LoanType:** FNMA **Interest Rate:** 5.25
Current Amount: \$240,269.55 **As Of:** 01/27/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: NATHAN MEDINA AND MICHAEL A ROMANO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR NOVA FINANCIAL & INVESTMENT CORPORATION
Grantor (Borrower On Deed of Trust): NATHAN MEDINA AND MICHAEL A ROMANO

Publication: Greeley Tribune **First Publication Date:** 04/08/2022
Last Publication Date: 05/06/2022
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009407123 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 22-0018

NED Date: 02/03/2022 **Reception #:** 4799536
Original Sale Date: 06/01/2022
Deed of Trust Date: 06/26/2020 **Recording Date:** 07/02/2020 **Reception #:** 4604851
Re-Recording Date: **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

APN: 096110400061 (ACT. NO. R6779569)

Address: 2120 E. 18TH STREET, GREELEY, CO 80631

Original Note Amt: \$636,000.00 **LoanType:** REVERSE MORTGAGE **Interest Rate:** 2.701
Current Amount: \$132,966.35 **As Of:** 01/27/2022 **Interest Type:** Adjustable

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC
Current Owner: WILLIAM E. PETERS AND SHARON D. PETERS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FINANCE OF AMERICA REVERSE LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): WILLIAM E. PETERS AND SHARON D. PETERS

Publication: Greeley Tribune **First Publication Date:** 04/08/2022
Last Publication Date: 05/06/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-026254 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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