

Notices of Election and Demand Filed in Weld County

From February 28, 2022 Through March 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: 22-0037

NED Date: 02/28/2022 **Reception #:** 4805829
Original Sale Date: 06/29/2022
Deed of Trust Date: 11/25/2006 **Recording Date:** 11/29/2006 **Reception #:** 3438024
Re-Recording Date **Re-Recorded #:**

Legal: LOT 34, BLOCK 7, GLENS OF DACONO, UNIT NO. 3, TOWN OF DACONO, COUNTY OF WELD, STATE OF COLORADO.

Address: 1136 MacLean Street, Dacono, CO 80514

Original Note Amt: \$110,600.94 **LoanType:** Conventional **Interest Rate:** 8
Current Amount: \$80,124.66 **As Of:** 02/22/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): US Bank Trust National Association, Not In Its Individual Capacity But Solely as Owner
Trustee for VRMTG Asset Trust
Current Owner: Jerry Compton
Grantee (Lender On Deed of Trust): American General Finance Services
Grantor (Borrower On Deed of Trust): Mildred Charlesworth

Publication: Greeley Tribune **First Publication Date:** 05/06/2022
Last Publication Date: 06/03/2022
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-22-897702-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 22-0038

NED Date: 03/01/2022 **Reception #:** 4806361
Original Sale Date: 06/29/2022
Deed of Trust Date: 08/03/2011 **Recording Date:** 08/16/2011 **Reception #:** 3786313
Re-Recording Date **Re-Recorded #:**

Legal: THE FOLLOWOING DESCRIBED LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF PLATTEVILLE COUNTY OF WELD AND STATE OF COLORADO TO WIT: LOT SIXTY-ONE (61), AMENDED PLAT OF BELLA VISTA FIRST FILING, TOWN OF PLATTEVILLE, WELD COUNTY, COLORADO, ACCORDING TO THE AMENDED MAP OR PLAT THEREOF.

Address: 1603 Bella Vista Drive, Platteville, CO 80651

Original Note Amt: \$15,700.00 **LoanType:** Conventional **Interest Rate:** 6.74
Current Amount: \$42,157.60 **As Of:** 02/23/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Claudia Arambula
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Julian Arambula and Martha Arambula

Publication: Greeley Tribune **First Publication Date:** 05/06/2022
Last Publication Date: 06/03/2022
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-22-900032-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Notices of Election and Demand Filed in Weld County

From February 28, 2022 Through March 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: 22-0039

NED Date: 03/01/2022 **Reception #:** 4806362
Original Sale Date: 06/29/2022
Deed of Trust Date: 07/31/2019 **Recording Date:** 08/06/2019 **Reception #:** 4512405
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 13, BLUE LAKE SUBDIVISION FILING NO. 2, FINAL PLAT, COUNTY OF WELD, STATE OF COLORADO

Address: 381 Mesa Avenue, Lochbuie, CO 80603

Original Note Amt: \$310,235.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: \$309,359.26 **As Of:** 02/23/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Cross Country Mortgage, LLC
Current Owner: Heather L. Duran
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CrossCountry Mortgage
Grantor (Borrower On Deed of Trust): Heather L. Duran

Publication: Greeley Tribune **First Publication Date:** 05/06/2022
Last Publication Date: 06/03/2022

Attorney for Beneficiary: Messner & Reeves, LLC

Attorney File Number: 7729.0231/131 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

Foreclosure Number: 22-0040

NED Date: 03/02/2022 **Reception #:** 4806786
Original Sale Date: 06/29/2022
Deed of Trust Date: 07/16/2020 **Recording Date:** 07/17/2020 **Reception #:** 4610249
Re-Recording Date **Re-Recorded #:**

Legal: LOT 64, ASPEN HILL ADDITION, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Address: 1022 Birch Avenue, Fort Lupton, CO 80621

Original Note Amt: \$354,900.00 **LoanType:** VA **Interest Rate:** 5.75
Current Amount: \$353,407.16 **As Of:** 02/24/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Home Point Financial Corporation
Current Owner: Charles Robert Shepard and Dee A. Shepard
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Chaos Home Loan, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Charles Robert Shepard and Dee A. Shepard

Publication: Greeley Tribune **First Publication Date:** 05/06/2022
Last Publication Date: 06/03/2022

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-897618-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Notices of Election and Demand Filed in Weld County

From February 28, 2022 Through March 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: 22-0041

NED Date: 03/04/2022

Reception #: 4807470

Original Sale Date: 07/06/2022

Deed of Trust Date: 02/21/2020

Recording Date: 02/28/2020

Reception #: 4570492

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 13, BLUE LAKE SUBDIVISION FILING NO. 2 FINAL PLAT, COUNTY OF WELD, STATE OF COLORADO.

Address: 282 HORIZON AVE, LOCHBUIE, CO 80603

Original Note Amt: \$331,779.00

LoanType: FHA

Interest Rate: 4.75

Current Amount: \$323,557.38

As Of: 02/23/2022

Interest Type: Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	DAMIAN ARAGON AND REBECCA TODARO
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC.
Grantor (Borrower On Deed of Trust)	DAMIAN ARAGON AND REBECCA TODARO

Publication: Greeley Tribune

First Publication Date: 05/13/2022

Last Publication Date: 06/10/2022

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009430992

Phone: (303)350-3711

Fax: (303)813-1107