

Notices of Election and Demand Filed in Weld County

From August 14, 2023 Through August 18, 2023

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: 23-0226

NED Date: 08/14/2023 **Reception #:** 4914791
Original Sale Date: 03/27/2024
Deed of Trust Date: 03/25/2022 **Recording Date:** 03/31/2022 **Reception #:** 4814589
Re-Recording Date **Re-Recorded #:**

Legal: LOT C, RECORDED EXEMPTION NO. 0455-24-04 RECX17-0072. RECORDED SEPTEMBER 14, 2017 AT RECEPTION NO. 4335532, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

Address: 50495 COUNTY ROAD 37, NUNN, CO 80648

Original Note Amt: \$391,000.00 **LoanType:** CONVENTIONAL **Interest Rate:** 3.500
Current Amount: \$385,396.77 **As Of:** 02/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): SIERRA PACIFIC MORTGAGE COMPANY, INC.
Current Owner: J W DAHMER AND JAMES N DAHMER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC.
Grantor (Borrower On Deed of Trust) J.W. DAHMER AND JAMES N DAHMER

Publication: Greeley Tribune **First Publication Date:** 02/02/2024
Last Publication Date: 03/01/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009863440 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 23-0227

NED Date: 08/14/2023 **Reception #:** 4914792
Original Sale Date: 12/13/2023
Deed of Trust Date: 01/21/2021 **Recording Date:** 01/25/2021 **Reception #:** 4674868
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 5, CENTENNIAL FARMS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO
***See Scrivener's Error Affidavit: 7/31/2023 RECORDED 8/1/2023 AT RECEPTION NO. 4912490. Legal description states "LOL" rather than "LOT"

Address: 1101 Fairacres Lane, Milliken, CO 81005

Original Note Amt: \$339,636.00 **LoanType:** VA **Interest Rate:** 2.625
Current Amount: \$325,795.53 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: Tyler B. Turk
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., As Beneficiary, As Nominee for CrossCountry
Mortgage, LLC
Grantor (Borrower On Deed of Trust) Tyler B. Turk

Publication: Greeley Tribune **First Publication Date:** 10/20/2023
Last Publication Date: 11/17/2023
Attorney for Beneficiary: Messner & Reeves, LLC
Attorney File Number: 8014.0159 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

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Foreclosure Number: 23-0228

NED Date: 08/14/2023

Reception #: 4914793

Original Sale Date: 12/13/2023

Deed of Trust Date: 08/17/2020

Recording Date: 08/18/2020

Reception #: 4620280

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 3, GATEWAY LAKES, A REPLAT OF TRACT A AND LOT I OF THE FIRST REPLAT ELK LAKES SHOPPING CENTER PUD A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2813 39th Ave, Greeley, CO 80634

Original Note Amt: \$322,245.00

LoanType: VA

Interest Rate: 2.250

Current Amount: \$253,406.34

As Of: 08/07/2023

Interest Type: Fixed

| | |
|--|---|
| Current Lender (Beneficiary): | Freedom Mortgage Corporation |
| Current Owner: | Clint A. Rouse |
| Grantee (Lender On Deed of Trust): | Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns |
| Grantor (Borrower On Deed of Trust) | Clint A. Rouse |

Publication: Greeley Tribune

First Publication Date: 10/20/2023

Last Publication Date: 11/17/2023

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

Attorney File Number: CO21659

Phone: (303) 27-40155

Fax: (303) 27-40159

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Foreclosure Number: 23-0229

NED Date: 08/14/2023

Reception #: 4914794

Original Sale Date: 03/27/2024

Deed of Trust Date: 04/24/2009

Recording Date: 04/29/2009

Reception #: 3619449

Re-Recording Date

Re-Recorded #:

Legal: EXHIBIT A A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 8, AND CONSIDERING THE WEST LINE OF SAID SECTION 8 AS BEARING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST AND WITH ALL OTHER BEARINGS CONTAINED HERIN RELATIVE THERETO:

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1008.54 FEET ALONG THE WEST LINE OF SAID SECTION 8; THENCE NORTH 65 DEGREES 11 MINUTES 47 SECONDS EAST 242.25 FEET; THENCE NORTH 12 DEGREES 10 MINUTES 12 SECONDS EAST 242.20 FEET; THENCE NORTH 59 DEGREES 44 MINUTES 06 SECONDS EAST 57.35 FEET; THENCE SOUTH 39 DEGREES 12 MINUTES 33 SECONDS EAST 1013.66 FEET; THENCE SOUTH 01 DEGREES 32 MINUTES 43 SECONDS EAST 584.98 FEET TO A POINT ON THE SOUTH LINE OF SECTION 8; THENCE SOUTH 89 DEGREES 40 MINUTES 11 SECONDS WEST 977.08 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

Address: 25109 WCR 46, Kersey, CO 80644

Original Note Amt: \$125,000.00

LoanType: Conventional Residential

Interest Rate: 5.500

Current Amount: \$87,825.39

As Of: 08/03/2023

Interest Type: Fixed

Current Lender (Beneficiary): PNC Bank, National Association

Current Owner: Ronald Lee Richardson and Jennifer I. Richardson

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for AmTrust Bank, Its Successors and Assigns

Grantor (Borrower On Deed of Trust) Ronald Lee Richardson and Jennifer I. Richardson

Publication: Greeley Tribune

First Publication Date: 02/02/2024

Last Publication Date: 03/01/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-22-942418-LL

Phone: (877)369-6122

Fax: (866)894-7369

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Foreclosure Number: 23-0230

NED Date: 08/15/2023 **Reception #:** 4915079
Original Sale Date: 12/13/2023
Deed of Trust Date: 04/15/2020 **Recording Date:** 04/17/2020 **Reception #:** 4583609
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 8, THE VILLAGE FOURTH FILING, IN THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

APN #: 096119309008

Address: 3517 Columbine Ct, Evans, CO 80620

Original Note Amt: \$272,473.00 **LoanType:** FHA **Interest Rate:** 4
Current Amount: \$261,505.69 **As Of:** 08/09/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Justin Cole Scheller AND Shila Rene Porter
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Justin Cole Scheller AND Shila Rene Porter

Publication: Greeley Tribune **First Publication Date:** 10/20/2023
Last Publication Date: 11/17/2023

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

Attorney File Number: 23-030601 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0231

NED Date: 08/18/2023 **Reception #:** 4915902
Original Sale Date: 12/20/2023
Deed of Trust Date: 11/17/2017 **Recording Date:** 11/20/2017 **Reception #:** 4354061
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, VISTA RIDGE FILING NO. IV, COUNTY OF WELD, STATE OF COLORADO.

Address: 2040 TUNDRA CIRCLE, ERIE, CO 80516

Original Note Amt: \$398,282.00 **LoanType:** VA **Interest Rate:** 3.000
Current Amount: \$388,227.71 **As Of:** 06/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK
Current Owner: ALAN JOHN FETZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC.
Grantor (Borrower On Deed of Trust): ALAN JOHN FETZ

Publication: Greeley Tribune **First Publication Date:** 10/27/2023
Last Publication Date: 11/24/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 0000009870783 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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