

Notices of Election and Demand Filed in Weld County

From October 02, 2023 Through October 06, 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: 23-0279

NED Date: 10/04/2023 **Reception #:** 4924005
Original Sale Date: 01/31/2024
Deed of Trust Date: 01/20/2009 **Recording Date:** 03/24/2009 **Reception #:** 3612452
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 31 AND 32, BLOCK 19, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

Address: 205 Holbrook St, Erie, CO 80516

Original Note Amt: \$105,000.00 **LoanType:** Conventional **Interest Rate:** 6.25
Current Amount: \$74,698.39 **As Of:** 09/27/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): SPECIALIZED LOAN SERVICING LLC
Current Owner: Wade Canaday
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): Wade Canaday

Publication: Greeley Tribune **First Publication Date:** 12/08/2023
Last Publication Date: 01/05/2024

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

Attorney File Number: 23-030949 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0280

NED Date: 10/04/2023 **Reception #:** 4924006
Original Sale Date: 01/31/2024
Deed of Trust Date: 03/08/2022 **Recording Date:** 03/10/2022 **Reception #:** 4809119
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 1, CONNELL'S FOURTH ADDITION, AN ADDITION TO THE TOWN OF LASALLE, COUNTY OF WELD, STATE OF COLORADO.

Address: 100 S 5th St, La Salle, CO 80645

Original Note Amt: \$370,171.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: \$365,411.83 **As Of:** 02/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Manuel Paul Nieto
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Manuel Paul Nieto

Publication: Greeley Tribune **First Publication Date:** 12/08/2023
Last Publication Date: 01/05/2024

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

Attorney File Number: 23-030942 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From October 02, 2023 Through October 06, 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: 23-0281

NED Date: 10/05/2023 **Reception #:** 4924234
Original Sale Date: 02/07/2024
Deed of Trust Date: 05/17/2017 **Recording Date:** 05/18/2017 **Reception #:** 4303392
Re-Recording Date **Re-Recorded #:**

Legal: BUILDING ENVELOPE 17, WESTRIDGE VILLAGE II, REPLAT A, COUNTY OF WELD, STATE OF COLORADO

Address: 1917 66th Avenue, Greeley, CO 80634

Original Note Amt: \$224,800.00 **LoanType:** Residential Mortgage **Interest Rate:** 0.0425
Current Amount: \$211,955.89 **As Of:** 09/27/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): First National Bank of Omaha
Current Owner: Zachary A. Dockins and Mackenzie R. Dockins
Grantee (Lender On Deed of Trust): First National Bank of Omaha
Grantor (Borrower On Deed of Trust): Zachary A. Dockins and Mackenzie R. Dockins

Publication: Greeley Tribune **First Publication Date:** 12/15/2023
Last Publication Date: 01/12/2024

Attorney for Beneficiary: Brown, Dunning, Walker, Fein, Drusch, PC
Attorney File Number: 3554-043 **Phone:** (303) 32-93363 **Fax:** (303) 39-38438

Foreclosure Number: 23-0282

NED Date: 10/05/2023 **Reception #:** 4924235
Original Sale Date: 02/07/2024
Deed of Trust Date: 04/06/2018 **Recording Date:** 04/09/2018 **Reception #:** 4389213
Re-Recording Date **Re-Recorded #:**

Legal: See Attached Exhibit A

Address:

Original Note Amt: \$13,301,000.00 **LoanType:** Conventional **Interest Rate:** 8.47
Current Amount: \$13,301,000.00 **As Of:** 09/28/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Fannie Mae
Current Owner: Greeley Flats DST
Grantee (Lender On Deed of Trust): Arbor Commercial Funding I, LLC
Grantor (Borrower On Deed of Trust): Greeley Flats DST

Publication: Greeley Tribune **First Publication Date:** 12/15/2023
Last Publication Date: 01/12/2024

Attorney for Beneficiary: STINSON LLP
Attorney File Number: 0 **Phone:** (303)376-8400 **Fax:**

Notices of Election and Demand Filed in Weld County

From October 02, 2023 Through October 06, 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: 23-0283

NED Date: 10/06/2023 **Reception #:** 4924486
Original Sale Date: 02/07/2024
Deed of Trust Date: 10/03/2016 **Recording Date:** 10/04/2023 **Reception #:** 4242392
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, SERENITY RIDGE AT WILSON HOMESTEAD P.U.D., TOWN OF BERTHOUD, COUNTY OF WELD, STATE OF COLORADO.

Address: 3121 MEGAN CIRCLE, BERTHOUD, CO 80513

Original Note Amt: \$400,000.00 **LoanType:** Conventional **Interest Rate:** 10
Current Amount: \$400,000.00 **As Of:** 09/27/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): NANCY A. BRUNNER
Current Owner: SRE CAPITAL, LLC
Grantee (Lender On Deed of Trust): NANCY A. BRUNNER
Grantor (Borrower On Deed of Trust): SRE CAPITAL, LLC

Publication: Greeley Tribune **First Publication Date:** 12/15/2023
Last Publication Date: 01/12/2024

Attorney for Beneficiary: Ringenberg & Beller PC

Attorney File Number: 0 **Phone:** (970)482-1056 **Fax:**

Foreclosure Number: 23-0284

NED Date: 10/06/2023 **Reception #:** 4924487
Original Sale Date: 02/07/2024
Deed of Trust Date: 10/03/2022 **Recording Date:** 10/04/2022 **Reception #:** 4859261
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 6, LOCHWOOD PLANNED UNIT DEVELOPMENT FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 208 Valdai St, Lochbuie, CO 80603

Original Note Amt: \$365,282.00 **LoanType:** FHA **Interest Rate:** 5.75
Current Amount: \$363,356.74 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Dominguez Rodriguez, Saul, Adrian
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PIVOT LENDING GROUP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Saul Adrian Dominguez Rodriguez

Publication: Greeley Tribune **First Publication Date:** 12/15/2023
Last Publication Date: 01/12/2024

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

Attorney File Number: 23-030956 **Phone:** (855)263-9295 **Fax:** (303)706-9994