

Notices of Election and Demand Filed in Weld County

From May 27, 2024 Through May 31, 2024

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: 24-0146

NED Date: 05/28/2024 **Reception #:** 4962438
Original Sale Date: 01/08/2025
Deed of Trust Date: 10/14/2004 **Recording Date:** 11/04/2004 **Reception #:** 3233281
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON MAY 15, 2024 AT RECEPTION NO. 4960283 TO CORRECT LEGAL DESCRIPTION.

Address: 43001 West County Road 76, Briggsdale, CO 80611

Original Note Amt: \$50,000.00 **LoanType:** Conventional **Interest Rate:** 6.35
Current Amount: \$44,416.44 **As Of:** 10/05/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: Fawnda J. Statley AKA Fawnda June Statley AND Randy G. Statley AKA Randy Statley
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): Fawnda J. Statley AKA Fawnda June Statley AND Randy G. Statley AKA Randy Statley

Publication: Greeley Tribune **First Publication Date:** 11/15/2024
Last Publication Date: 12/13/2024

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

Attorney File Number: 24-032247 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0147

NED Date: 05/30/2024 **Reception #:** 4963073
Original Sale Date: 10/02/2024
Deed of Trust Date: 09/03/2020 **Recording Date:** 09/09/2020 **Reception #:** 4628221
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 2, SECOND FILING COTTESMORE RESERVE AT KELLY FARM SUBDIVISION, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 5614 W 1st St, Greeley, CO 80634-4238

Original Note Amt: \$384,750.00 **LoanType:** Conventional Residential **Interest Rate:** 2.625
Current Amount: \$357,337.15 **As Of:** 04/18/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Gateway Mortgage, a division of Gateway First Bank
Current Owner: Nathan Paul Owens
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Gateway Mortgage Group, a division of Gateway First Bank, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Nathan Paul Owens

Publication: Greeley Tribune **First Publication Date:** 08/09/2024
Last Publication Date: 09/06/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-988479-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 24-0148

NED Date: 05/31/2024 **Reception #:** 4963310
Original Sale Date: 10/02/2024
Deed of Trust Date: 09/07/2018 **Recording Date:** 09/11/2018 **Reception #:** 4429803
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, SHARPE SUBDIVISION SECOND FILING, CITY OF DACONO, COUNTY OF WELD, STATE OF COLORADO.

Address: 545 SHORT DR, DACONO, CO 80514

Original Note Amt: \$329,670.00 **LoanType:** FHA **Interest Rate:** 8.000
Current Amount: \$335,438.78 **As Of:** 01/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: LISA FINKS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC.
Grantor (Borrower On Deed of Trust) LISA FINKS

Publication: Greeley Tribune **First Publication Date:** 08/09/2024
Last Publication Date: 09/06/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010150639 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 24-0149

NED Date: 05/31/2024 **Reception #:** 4963311
Original Sale Date: 10/02/2024
Deed of Trust Date: 04/01/2015 **Recording Date:** 04/03/2015 **Reception #:** 4095942
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 8, SILVER PEAKS FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

Address: 304 Hermosa Street, Brighton, CO 80603

Original Note Amt: \$260,200.00 **LoanType:** FHA **Interest Rate:** 6.5
Current Amount: \$265,035.83 **As Of:** 01/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Raul Vigil
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Raul Vigil

Publication: Greeley Tribune **First Publication Date:** 08/09/2024
Last Publication Date: 09/06/2024

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

Attorney File Number: 19-021813 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 24-0150

NED Date: 05/31/2024

Reception #: 4963312

Original Sale Date: 10/02/2024

Deed of Trust Date: 12/02/2020

Recording Date: 12/07/2020

Reception #: 4657756

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 13, HOMESTEAD HEIGHTS SUBDIVISION FILING IV, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. 3 8-35-109(5) recorded in the records of Weld County, Colorado, on 4/19/2024 at Reception No. 4955612 to correct the legal description.

Address: 2231 74th Street, Greeley, CO 80634

Original Note Amt: \$240,000.00

LoanType: Conventional Commercial

Interest Rate: 22.000

Current Amount: \$180,663.31

As Of: 03/22/2024

Interest Type: Adjustable

Current Lender (Beneficiary): AGL Financial Group, LLC

Current Owner: Reyna M. Reyes

Grantee (Lender On Deed of Trust): Veristone Fund I, LLC, a Limited Liability Company

Grantor (Borrower On Deed of Trust): Reyna M. Reyes

Publication: Greeley Tribune

First Publication Date: 08/09/2024

Last Publication Date: 09/06/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-987367-LL

Phone: (877)369-6122

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