# *Notices of Election and Demand Filed in Weld County*

**From April 11, 2016 Through April 15, 2016**

**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:** **16-0120**

**NED Date:** 04/11/2016 **Reception #:** 4194305
**Original Sale Date:** 08/10/2016
**Deed of Trust Date:** 09/22/2006 **Recording Date:** 09/22/2006 **Reception #:** 3421908
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 26, BLOCK 16, AMENDED PLAT OF ROLLING HILLS, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095912407026

**Address:** 1703 26TH AVENUE PL, GREELEY, CO 80634-4918

**Original Note Amt:** $157,050.00 **LoanType:** FNMA **Interest Rate:** 6.625
**Current Amount:** $157,050.00 **As Of:** 03/28/2016 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC
**Current Owner:** CRAIG MCGRATH
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
**Grantor (Borrower On Deed of Trust)** CRAIG MCGRATH

**Publication:** Greeley Tribune **First Publication Date:** 06/17/2016
**Last Publication Date:** 07/15/2016

**Attorney for Beneficiary:** Janeway Law Firm P.C.
**Attorney File Number:** 16-010907 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** **16-0121**

**NED Date:** 04/11/2016 **Reception #:** 4194504
**Original Sale Date:** 08/10/2016
**Deed of Trust Date:** 08/26/2002 **Recording Date:** 09/19/2002 **Reception #:** 2988875
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 21, BLOCK 2, ROLLING HILLS THIRD ADDITION, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1915 31ST AVENUE, GREELEY, CO 80634

**Original Note Amt:** $120,500.00 **LoanType:** FNMA **Interest Rate:** 6.75
**Current Amount:** $97,547.15 **As Of:** 03/25/2016 **Interest Type:** Fixed

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A JPMORGAN CHASE BANK, AS SUCCESSOR TO BANK ONE, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-HE3, ASSET-BACKED PASS-THROUGH CERTIFICATES
**Current Owner:** WILLIAM F. GONZALES
**Grantee (Lender On Deed of Trust):** WELLS FARGO HOME MORTGAGE, INC.
**Grantor (Borrower On Deed of Trust)** WILLIAM F. GONZALES

**Publication:** Greeley Tribune **First Publication Date:** 06/17/2016
**Last Publication Date:** 07/15/2016

**Attorney for Beneficiary:** Janeway Law Firm P.C.
**Attorney File Number:** 16-011237 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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**Foreclosure Number:** **16-0122**

**NED Date:** 04/12/2016 **Reception #:** 4194570
**Original Sale Date:** 08/10/2016
**Deed of Trust Date:** 02/18/2005 **Recording Date:** 02/24/2005 **Reception #:** 3263226
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DECRIPTION

**Address:** 2702 WEST 19TH STREET DR. #19, GREELEY, CO 80634

**Original Note Amt:** $95,000.00 **LoanType:** FNMA **Interest Rate:** 5.5
**Current Amount:** $81,765.20 **As Of:** 03/25/2016 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4
**Current Owner:** SHANNON J. HILZER
**Grantee (Lender On Deed of Trust):** UNION FEDERAL BANK OF INDIANAPOLIS
**Grantor (Borrower On Deed of Trust)** SHANNON J. HILZER

**Publication:** Greeley Tribune **First Publication Date:** 06/17/2016
**Last Publication Date:** 07/15/2016
**Attorney for Beneficiary:** Janeway Law Firm P.C.
**Attorney File Number:** 16-011250 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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## Foreclosure Number: 16-0123

**NED Date:** 04/12/2016 **Reception #:** 4194571
**Original Sale Date:** 08/10/2016
**Deed of Trust Date:** 06/22/2010 **Recording Date:** 06/29/2010 **Reception #:** 3702643
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 6, EXCEPT THE NORTH 10 FEET THEREOF, BLOCK 4, JOHNSTOWN HEIGHTS THIRD FILING, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1111 NORTH 2ND STREET, JOHNSTOWN, CO 80534

**Original Note Amt:** $236,478.00 **LoanType:** FHA **Interest Rate:** 5.0
**Current Amount:** $215,275.20 **As Of:** 03/28/2016 **Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC
**Current Owner:** CHAD W. YOUNG AND HAROLEEN K. YOUNG
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER, CHERRY CREEK MORTGAGE CO., INC.
**Grantor (Borrower On Deed of Trust)** CHAD W. YOUNG AND HAROLEEN K. YOUNG

**Publication:** Greeley Tribune **First Publication Date:** 06/17/2016
**Last Publication Date:** 07/15/2016

**Attorney for Beneficiary:** Medved Dale Decker & Deere, LLC
**Attorney File Number:** 16-945-29136 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

## Foreclosure Number: 16-0124

**NED Date:** 04/13/2016 **Reception #:** 4194961
**Original Sale Date:** 08/10/2016
**Deed of Trust Date:** 05/22/2009 **Recording Date:** 06/22/2009 **Reception #:** 3631600
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 1 BLK 23 THE ELMS AT MEADOW VALE THIRD FILING COUNTY OF WELD STATE OF CO

**Address:** 11778 N. Beasly Road, Longmont, CO 80504

**Original Note Amt:** $386,334.00 **LoanType:** FHA **Interest Rate:** 5.5
**Current Amount:** $349,173.65 **As Of:** 09/01/2015 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Carrington Mortgage Services, LLC
**Current Owner:** Scott Laird and Susan Laird
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Nationwide Mortgage & Associates, Inc., a Florida Corporation
**Grantor (Borrower On Deed of Trust)** Scott Laird and Susan Laird

**Publication:** Greeley Tribune **First Publication Date:** 06/17/2016
**Last Publication Date:** 07/15/2016

**Attorney for Beneficiary:** Randall S. Miller & Associates, P.C.
**Attorney File Number:** 16CO00179-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

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**Foreclosure Number: 16-0125**

**NED Date:** 04/13/2016 **Reception #:** 4194959
**Original Sale Date:** 08/10/2016
**Deed of Trust Date:** 04/25/2003 **Recording Date:** 05/01/2003 **Reception #:** 3058313
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 17, BLOCK 5, THE VILLAGE FOURTH FILING, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2104 36TH STREET, EVANS, CO 80620

**Original Note Amt:** $110,400.00 **LoanType:** FNMA **Interest Rate:** 6.375
**Current Amount:** $88,471.64 **As Of:** 03/29/2016 **Interest Type:** Fixed

**Current Lender (Beneficiary):** DITECH FINANCIAL LLC
**Current Owner:** JASEN HAYES, ROBYN HAYES
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMNEE FOR BLATNIK MORTGAGE CONSULTANTS, ITS SUCCESSORS AND ASSIGNS
**Grantor (Borrower On Deed of Trust)** JASEN HAYES

**Publication:** Greeley Tribune **First Publication Date:** 06/17/2016
**Last Publication Date:** 07/15/2016
**Attorney for Beneficiary:** Janeway Law Firm P.C.
**Attorney File Number:** 16-011270 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number: 16-0126**

**NED Date:** 04/13/2016 **Reception #:** 4194960
**Original Sale Date:** 08/10/2016
**Deed of Trust Date:** 07/30/2010 **Recording Date:** 08/05/2010 **Reception #:** 3710041
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 2, WEST LAKE PARK THIRD FILING, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3318 W 24TH STREET ROAD, GREELEY, CO 80634

**Original Note Amt:** $105,578.00 **LoanType:** FHA **Interest Rate:** 5.5
**Current Amount:** $97,312.36 **As Of:** 03/29/2016 **Interest Type:** Fixed

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

**Publication:** Greeley Tribune **First Publication Date:** 06/17/2016
**Last Publication Date:** 07/15/2016
**Attorney for Beneficiary:** Janeway Law Firm P.C.
**Attorney File Number:** 16-011284 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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## Foreclosure Number: 16-0127

**NED Date:** 04/13/2016 **Reception #:** 4194962
**Original Sale Date:** 08/10/2016
**Deed of Trust Date:** 02/03/2009 **Recording Date:** 02/10/2009 **Reception #:** 3604507
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 1, ROYAL GARDENS, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
PARCEL NO.: 096118209001

**Address:** 2018 20TH ST RD, GREELEY, CO 80631

**Original Note Amt:** $209,605.00 **LoanType:** FHA **Interest Rate:** 5.0
**Current Amount:** $195,650.36 **As Of:** 03/30/2016 **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK OF AMERICA, N.A.
**Current Owner:** DEBRA R. BRILLA
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMONEE FOR PLAZA HOME MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
**Grantor (Borrower On Deed of Trust)** DEBRA R. BRILLA

**Publication:** Greeley Tribune **First Publication Date:** 06/17/2016
**Last Publication Date:** 07/15/2016

**Attorney for Beneficiary:** Janeway Law Firm P.C.
**Attorney File Number:** 16-011011 **Phone:** (303)706-9990 **Fax:** (303)706-9994

## Foreclosure Number: 16-0128

**NED Date:** 04/13/2016 **Reception #:** 4194963
**Original Sale Date:** 08/10/2016
**Deed of Trust Date:** 03/26/2008 **Recording Date:** 03/28/2008 **Reception #:** 3544164
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOTS 5 AND 6, RITTER-OVERTURF SUBDIVISION, BEING A REPLAT OF LOT 49, 50 AND PART OF LOT 48, ACCORDING TO A "SUPPLEMENTAL PLAT OF MAP OF ALLES ACRES", A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2005 24th Streeet, Greeley, CO 80631

**Original Note Amt:** $360,000.00 **LoanType:** FNMA **Interest Rate:** 9.625
**Current Amount:** $335,932.52 **As Of:** 03/30/2016 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for the PrimeStar-H Fund I Trust
**Current Owner:** Manuel C. Gonzales, III
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems Inc. as nominee for Accredited Home Lenders, Inc.
**Grantor (Borrower On Deed of Trust)** Manuel C. Gonzales, III

**Publication:** Greeley Tribune **First Publication Date:** 06/17/2016
**Last Publication Date:** 07/15/2016

**Attorney for Beneficiary:** Hellerstein and Shore PC
**Attorney File Number:** 15-00553SH **Phone:** (303)573-1080 **Fax:** (303) 78-89698