

Notices of Election and Demand Filed in Weld County

From May 16, 2016 Through May 20, 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: 16-0165

NED Date: 05/16/2016 **Reception #:** 4203630
Original Sale Date: 09/14/2016
Deed of Trust Date: 02/23/2005 **Recording Date:** 03/15/2005 **Reception #:** 3268587
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 11, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 147136013005

Address: 319 CHEROKEE PL, LOCHBUIE, CO 80603-5798

Original Note Amt: \$147,439.00 **LoanType:** FHA **Interest Rate:** 5.75
Current Amount: \$120,045.91 **As Of:** 05/05/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: ROGER L BECKER and ODA J BECKER
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): ROGER L BECKER and ODA J BECKER

Publication: Greeley Tribune **First Publication Date:** 07/22/2016
Last Publication Date: 08/19/2016

Attorney for Beneficiary: Janeway Law Firm P.C.

Attorney File Number: 16-011448 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 16-0166

NED Date: 05/16/2016 **Reception #:** 4203631
Original Sale Date: 09/14/2016
Deed of Trust Date: 05/13/2015 **Recording Date:** 05/14/2015 **Reception #:** 4107214
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 7, BLOCK 3, ROLLING HILLS SECOND ADDITION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1626 29th Avenue, Greeley, CO 80634

Original Note Amt: \$218,862.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$217,994.13 **As Of:** 05/05/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner:
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for All Western Mortgage, Inc.
Grantor (Borrower On Deed of Trust): Mallie Reed Jr and Christina A Reed

Publication: Greeley Tribune **First Publication Date:** 07/22/2016
Last Publication Date: 08/19/2016

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 1945.100391.F01 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 16-0167

NED Date: 05/16/2016 **Reception #:** 4203632
Original Sale Date: 09/14/2016
Deed of Trust Date: 01/24/2008 **Recording Date:** 01/31/2008 **Reception #:** 3532314
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 2, TIMBER RIDGE PUD 1ST FILING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 080702104004

Address:

Original Note Amt: \$218,597.00 **LoanType:** FHA **Interest Rate:** 6.0
Current Amount: \$224,408.02 **As Of:** 05/06/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: RANDY TAFOLLA, LINDA TAFOLLA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSOR AND ASSIGNS
Grantor (Borrower On Deed of Trust): RANDY TAFOLLA and LINDA TAFOLLA

Publication: Greeley Tribune **First Publication Date:** 07/22/2016
Last Publication Date: 08/19/2016

Attorney for Beneficiary: Janeway Law Firm P.C.

Attorney File Number: 16-011400 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 16-0168

NED Date: 05/17/2016 **Reception #:** 4204002
Original Sale Date: 09/14/2016
Deed of Trust Date: 03/20/2008 **Recording Date:** 03/25/2008 **Reception #:** 3543472
Re-Recording Date: **Re-Recorded #:**

Legal: See Legal Description Attached Hereto and Incorporated by Reference Herein

Address: 17231 Weld County Rd 394, LaSalle, CO 80645

Original Note Amt: \$43,201.00 **LoanType:** Conventional **Interest Rate:** 11.71
Current Amount: \$34,046.95 **As Of:** 05/09/2016 **Interest Type:** Adjustable

Current Lender (Beneficiary): Bayview Loan Servicing, LLC, a Delaware Limited Liability Company
Current Owner: Mary Ellen Gutierrez
Grantee (Lender On Deed of Trust): American General Financial Services
Grantor (Borrower On Deed of Trust): Mary Ellen Gutierrez, as her sole and separate property as to an undivided 50% interest and Mary T Esparza as to an undivided 50% interest

Publication: Greeley Tribune **First Publication Date:** 07/22/2016
Last Publication Date: 08/19/2016

Attorney for Beneficiary: Frasca Joiner Goodman and Greenstein PC

Attorney File Number: 7192.8400 **Phone:** (303)494-3000 **Fax:**

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Foreclosure Number: 16-0169

NED Date: 05/17/2016

Reception #: 4204003

Original Sale Date: 09/14/2016

Deed of Trust Date: 12/15/2004

Recording Date: 01/27/2005

Reception #: 3256702

Re-Recording Date

Re-Recorded #:

Legal: Lot 13, Block 1, Glens of Dacono, Unit No. 3, Town of Dacono, County of Weld, State of Colorado.,

Address: 1024 MacDavidson Circle, Dacono, CO 80514

Original Note Amt: \$95,283.37

Loan Type: Conventional

Interest Rate: 7.5

Current Amount: \$86,152.97

As Of: 05/06/2016

Interest Type: Fixed

Current Lender (Beneficiary): Vanderbilt Mortgage and Finance Inc.

Current Owner: Hernaldo Munoz and Ofelia Munoz

Grantee (Lender On Deed of Trust): Vanderbilt Mortgage and Finance Inc.

Grantor (Borrower On Deed of Trust): Hernaldo Munoz and Ofelia Munoz

Publication: Greeley Tribune

First Publication Date: 07/22/2016

Last Publication Date: 08/19/2016

Attorney for Beneficiary: Patton & Davison

Attorney File Number: 0

Phone: (307)635-4111

Fax:

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Foreclosure Number: 16-0170

NED Date:	05/18/2016	Reception #:	4204423		
Original Sale Date:	09/14/2016				
Deed of Trust Date:	03/14/2006	Recording Date:	10/10/2007	Reception #:	3509926**
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 17, WILLOW SPRING ESTATES, COUNTY OF WELD, STATE OF COLORADO.***

**THIS LOAN HAS BEEN MODIFIED THROUGH THREE SEPARATE LOAN MODIFICATION AGREEMENTS: THE FIRST WAS RECORDED ON 12/5/2008 AT RECEPTION NO. 353319 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, COLORADO.; THE SECOND WAS EXECUTED ON 3/31/2010; AND THE THIRD WAS EXECUTED ON 4/26/2012.

***THE LEGAL DESCRIPTION HAS BEEN CORRECTED BY SCRIVENER'S AFFIDAVIT RECORDED 4/26/16 AT RECEPTION NO. 4198537 IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER.

Address: 11263 PONDEROSA TRAIL, WINDSOR, CO 80550

Original Note Amt:	\$595,000.00	LoanType:	FNMA	Interest Rate:	10.650
Current Amount:	\$475,244.67	As Of:	05/09/2016	Interest Type:	Adjustable

Current Lender (Beneficiary):	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-4, ASSET-BACKED CERTIFICATES, SERIES 2006-4
Current Owner:	TINA M FRASCO
Grantee (Lender On Deed of Trust):	LONG BEACH MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust)	JOHN R. FRASCO AND TINA M. FRASCO

Publication:	Greeley Tribune	First Publication Date:	07/22/2016
		Last Publication Date:	08/19/2016

Attorney for Beneficiary: Medved Dale Decker & Deere, LLC

Attorney File Number:	16-922-29197	Phone:	(303) 27-40155	Fax:	(303) 27-40159
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Foreclosure Number: 16-0171

NED Date: 05/18/2016 **Reception #:** 4204424
Original Sale Date: 09/14/2016
Deed of Trust Date: 09/29/2011 **Recording Date:** 10/04/2011 **Reception #:** 3796476
Re-Recording Date: **Re-Recorded #:**

Legal: Please see attached Legal Description

Address: 17930 County Road 12, Fort Lupton, CO 80621

Original Note Amt: \$246,442.00 **LoanType:** VA **Interest Rate:** 4.0
Current Amount: \$228,022.88 **As Of:** 05/09/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: Susan Beasley
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Mortgage, LLC
Grantor (Borrower On Deed of Trust): Robert Beasley and Susan Beasley

Publication: Greeley Tribune **First Publication Date:** 07/22/2016
Last Publication Date: 08/19/2016
Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 1945.100364.F01 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 16-0172

NED Date: 05/18/2016 **Reception #:** 4204425
Original Sale Date: 12/28/2016
Deed of Trust Date: 05/30/2014 **Recording Date:** 06/02/2014 **Reception #:** 4020260
Re-Recording Date: **Re-Recorded #:**

Legal: LOT A OF RECORDED EXEMPTION NO. 0801-4-4 RE-3581 RECORDED OCTOBER 30, 2003 AT RECEPTION NO. 3122192, BEING A PART OF THE SE1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

Address: 35215 County Road 55, Gill, CO 80624

Original Note Amt: \$325,510.00 **LoanType:** FNMA **Interest Rate:** 3.75
Current Amount: \$317,204.06 **As Of:** 05/10/2016 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Joshua D Largent
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Paramount Residential Mortgage Group, Inc.
Grantor (Borrower On Deed of Trust): Joshua D Largent

Publication: Greeley Tribune **First Publication Date:** 11/04/2016
Last Publication Date: 12/02/2016
Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 9090.100127.F01 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 16-0173

NED Date:	05/19/2016	Reception #:	4204767		
Original Sale Date:	09/21/2016				
Deed of Trust Date:	12/05/2014	Recording Date:	12/10/2014	Reception #:	4067388
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 190, LIBERTY RANCH FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO, ALSO DESIGNATED AS AND BEING LOCATED WHOLLY WITHIN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

***Pursuant to Affidavit Re: Scrivener's Error Pursuant to C.R.S. 38-35-109(5) recorded May 6, 2016 at Reception No. 4201355 to correct the legal description of the Deed of Trust.

Address: 2725 Branding Iron Way, Mead, CO 80542

Original Note Amt:	\$275,793.00	LoanType:	FHA	Interest Rate:	4.5
Current Amount:	\$274,332.09	As Of:	05/10/2016	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION
Current Owner:	Michael Wainwright
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Guild Mortgage Company
Grantor (Borrower On Deed of Trust)	Michael Wainwright

Publication:	Greeley Tribune	First Publication Date:	07/29/2016
		Last Publication Date:	08/26/2016

Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP

Attorney File Number:	1945.100330.F01	Phone:	(303)350-3711	Fax:	(303)813-1107
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Foreclosure Number: 16-0174

NED Date:	05/20/2016	Reception #:	4205153		
Original Sale Date:	09/21/2016				
Deed of Trust Date:	02/22/2007	Recording Date:	03/01/2007	Reception #:	3459103
		Re-Recording Date		Re-Recorded #:	

Legal: SITUATE, LYING AND BEING IN THE COUNTY OF WELD AND STATE OF COLORADO DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 2, WEST RIDGE THIRD FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 6308 West 26th Street, Greeley, CO 80634

Original Note Amt:	\$645,000.00	Loan Type:	FNMA	Interest Rate:	6.75
Current Amount:	\$643,777.06	As Of:	05/12/2016	Interest Type:	Adjustable

Current Lender (Beneficiary):	U.S. Bank, National Association as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2007-AR8
Current Owner:	Kris A Pickett
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for GreenPoint Mortgage Funding, Inc.
Grantor (Borrower On Deed of Trust)	Kris A Pickett and Jana L Pickett

Publication:	Greeley Tribune	First Publication Date:	07/29/2016
		Last Publication Date:	08/26/2016

Attorney for Beneficiary: Hellerstein and Shore PC

Attorney File Number:	15-00882SH	Phone:	(303)573-1080	Fax:	(303) 78-89698
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