























# Notices of Election and Demand Filed in Weld County

From August 16, 2010 Through August 20, 2010

**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:** 10-1683

**NED Date:** 08/18/2010      **Reception #:** 3712419  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 04/14/2009      **Recording Date:** 09/21/2009      **Reception #:** 3649805  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lots 1 thru 12, Firestone Meadows P.U.D., Replat No. 1, County of Weld, State of Colorado.

together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

**Address:** Vacant Land, Firestone, CO

**Original Note Amt:** \$4,068,145.62      **LoanType:**      **Interest Rate:** 9.75  
**Current Amount:** \$5,153,394.69      **As Of:** 08/09/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Home State Bank  
**Current Owner:** Firestone Meadows, LLC; Jack S. Pease, Registered Agent  
**Grantee (Lender On Deed of Trust):** Home State Bank  
**Grantor (Borrower On Deed of Trust):** FIRESTONE MEADOWS, LLC

**Publication:** Greeley Tribune      **First Publication Date:** 10/29/2010  
**Last Publication Date:** 11/26/2010

**Attorney for Beneficiary:** Liggett, Smith, Wilson & Johnson, P.C.

**Attorney File Number:** 09-20      **Phone:** (970)482-9770      **Fax:**

**Foreclosure Number:** 10-1684

**NED Date:** 08/18/2010      **Reception #:** 3712420  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 05/18/2005      **Recording Date:** 06/30/2005      **Reception #:** 3299219  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 5, FILING 1, EAGLE VALLEY, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

**Address:** 4820 Falcon Dr, Frederick, CO 80504

**Original Note Amt:** \$185,000.00      **LoanType:** CONV      **Interest Rate:** 5.796  
**Current Amount:** \$171,495.37      **As Of:** 08/10/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH Mortgage Corporation  
**Current Owner:** Norman Nichols and Diane J Nichols  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Charles Schwab Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Norman Nichols and Diane J Nichols

**Publication:** Windsor Beacon      **First Publication Date:** 10/28/2010  
**Last Publication Date:** 11/25/2010

**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC

**Attorney File Number:** 10-15555      **Phone:** (303) 86-51400      **Fax:** (303) 86-51410



























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**Foreclosure Number:** 10-1727

**NED Date:** 08/20/2010

**Reception #:**

**Original Sale Date:** 12/15/2010

**Deed of Trust Date:** 03/05/2003

**Recording Date:** 03/28/2003

**Reception #:** 3046747

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 21, BLOCK 14, HOUSTON HEIGHTS, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

**Address:** 2313 9th Street, Greeley, CO 80631

**Original Note Amt:** \$110,000.00

**Loan Type:** Conventional

**Interest Rate:** 6.5

**Current Amount:** \$99,456.31

**As Of:** 08/13/2010

**Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association

**Current Owner:** Phillip Rangel Jr

**Grantee (Lender On Deed of Trust):** Long Beach Mortgage Company

**Grantor (Borrower On Deed of Trust):** Phillip Rangel Jr

**Publication:** Greeley Tribune

**First Publication Date:** 10/29/2010

**Last Publication Date:** 11/26/2010

**Attorney for Beneficiary:** Robert J. Hopp & Associates, LLC

**Attorney File Number:** 10-03943CO

**Phone:** (303)788-9600

**Fax:**