Notices of Election and Demand Filed in Weld County

From September 12, 2022 Through September 16, 2022

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: **22-0339**

NED Date: 09/13/2022 **Reception #:** 4854591
Original Sale Date: 01/11/2023
Deed of Trust Date: 02/06/2017 **Recording Date:** 02/10/2017 **Reception #:** 4277624
Re-Recording Date **Re-Recorded #:**

Legal: LOT A OF RECORDED EXEMPTION NO. 1477-29-3-RE1442, RECORDED NOVEMBER 3, 1992 UNDER RECEPTION NO. 2309404 IN BOOK 1357, BEING A PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

Address: 1494 County Road 63, Keenesburg, CO 80643

Original Note Amt: $241,500.00 **LoanType:** FNMA **Interest Rate:** 3.625
Current Amount: $164,815.58 **As Of:** 09/06/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Citizens Bank NA f/k/a RBS Citizens NA
Current Owner: Jolene K. Arnold and Steven K. Arnold
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cherry Creek Mortgage Co., Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Jolene K. Arnold and Steven K. Arnold

Publication: Greeley Tribune **First Publication Date:** 11/18/2022
Last Publication Date: 12/16/2022

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO12026 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: **22-0340**

NED Date: 09/13/2022 **Reception #:** 4854592
Original Sale Date: 01/11/2023
Deed of Trust Date: 11/29/2010 **Recording Date:** 12/02/2010 **Reception #:** 3735865
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 15, ERIE COMMONS FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

Address: 1119 PETRAS ST, ERIE, CO 80516-2496

Original Note Amt: $300,475.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: $253,035.33 **As Of:** 09/07/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): PLANET HOME LENDING, LLC
Current Owner: JUAN A. PEREZ, JR
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TAYLOR MORRISON HOME FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) JUAN A. PEREZ, JR

Publication: Greeley Tribune **First Publication Date:** 11/18/2022
Last Publication Date: 12/16/2022

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 18-018866 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: **22-0341**

NED Date: 09/13/2022 **Reception #:** 4854593
Original Sale Date: 01/11/2023
Deed of Trust Date: 07/07/2020 **Recording Date:** 07/20/2020 **Reception #:** 4610333
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 1, SHARPE SUBDIVISION FOURTH FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 555 COLINS COURT, DACONO, CO 80514

Original Note Amt: $361,924.00 **LoanType:** FHA **Interest Rate:** 3.250
Current Amount: $348,497.23 **As Of:** 05/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: MAURICIO TORRES
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NOVA FINANCIAL & INVESTMENT CORPORATION
Grantor (Borrower On Deed of Trust) MAURICIO TORRES

Publication: Greeley Tribune **First Publication Date:** 11/18/2022
Last Publication Date: 12/16/2022

Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 00000009586025 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: **22-0342**

NED Date: 09/15/2022 **Reception #:** 4855261
Original Sale Date: 01/18/2023
Deed of Trust Date: 12/20/2002 **Recording Date:** 12/30/2002 **Reception #:** 3019101
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 3, FIRST ADDITION TO HILLSIDE, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1902 26th St, Greeley, CO 80631

Original Note Amt: $116,000.00 **LoanType:** FHLMC **Interest Rate:** 6.000
Current Amount: $70,287.39 **As Of:** 09/06/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
Current Owner: Christina M Garcia
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Principal Residential Mortgage, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Christina M Garcia

Publication: Greeley Tribune **First Publication Date:** 11/25/2022
Last Publication Date: 12/23/2022

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-22-943824-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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