

Notices of Election and Demand Filed in Weld County

From January 08, 2024 Through January 12, 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: 24-0006

NED Date: 01/09/2024 **Reception #:** 4938897
Original Sale Date: 05/08/2024
Deed of Trust Date: 12/31/2009 **Recording Date:** 01/11/2010 **Reception #:** 3669365**
Re-Recording Date **Re-Recorded #:**

Legal: Lot 24, Block 3, Mountain View Subdivision First Filing and Replat of Caranna Subdivision Second Filing, Town of Windsor, County of Weld, State of Colorado.

**The legal description was corrected by an Affidavit of Correction recorded 12/28/2023 at Reception No. 4937435 in the records of the Weld County Clerk and Recorder, State of Colorado.

Address: 706 Parkview Mountain Dr, Windsor, CO 80550

Original Note Amt: \$177,368.00 **LoanType:** CONV **Interest Rate:** 4.000
Current Amount: \$150,438.01 **As Of:** 01/02/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-2
Current Owner: Gale G. Schick and Gay Lynn Schick
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Gale G. Schick and Gay Lynn Schick

Publication: Greeley Tribune **First Publication Date:** 03/15/2024
Last Publication Date: 04/12/2024

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.

Attorney File Number: CO22412 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 24-0007

NED Date: 01/09/2024 **Reception #:** 4938898
Original Sale Date: 05/08/2024
Deed of Trust Date: 07/15/1998 **Recording Date:** 07/21/1998 **Reception #:** 2627271
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, ROLLING HILLS RANCH PHASE - 3 TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

Address: 437 LINDENWOOD CIRCLE, JOHNSTOWN, CO 80534

Original Note Amt: \$89,400.00 **LoanType:** CONVENTIONAL **Interest Rate:** 7.125
Current Amount: \$27,029.38 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE FHLMC SLST 2020-3
Current Owner: KAREN MARIE BOWEN
Grantee (Lender On Deed of Trust): FIRST CITY FINANCIAL
Grantor (Borrower On Deed of Trust): KAREN MARIE BOWEN

Publication: Greeley Tribune **First Publication Date:** 03/15/2024
Last Publication Date: 04/12/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009927955 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 24-0008

NED Date: 01/09/2024 **Reception #:** 4938900
Original Sale Date: 05/08/2024
Deed of Trust Date: 04/04/2007 **Recording Date:** 04/13/2007 **Reception #:** 3468824
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 3, VISTA RIDGE FILING NO. 1M, COUNTY OF WELD, STATE OF COLORADO.

Address: 2422 Ivy Way, Erie, CO 80516

Original Note Amt: \$264,000.00 **LoanType:** Conventional **Interest Rate:** 4.875
Current Amount: \$238,431.50 **As Of:** 05/01/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Current Owner: Lori N. Haakenson AND Russell E Haakenson
Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.
Grantor (Borrower On Deed of Trust): Lori N. Haakenson AND Russell E Haakenson

Publication: Greeley Tribune **First Publication Date:** 03/15/2024
Last Publication Date: 04/12/2024

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

Attorney File Number: 23-030343 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0009

NED Date: 01/11/2024 **Reception #:** 4939301
Original Sale Date: 05/15/2024
Deed of Trust Date: 07/22/2020 **Recording Date:** 07/23/2020 **Reception #:** 4612081
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27, BLOCK 6, COALRIDGE ESTATES, COUNTY OF WELD, STATE OF COLORADO.

Address: 524 HAWTHORN CIR, FREDERICK, CO 80530-6007

Original Note Amt: \$392,753.00 **LoanType:** FHA **Interest Rate:** 3.625
Current Amount: \$369,704.77 **As Of:** 09/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: OLUWANISOLA ABOLAJI
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC
Grantor (Borrower On Deed of Trust): OLUWANISOLA ABOLAJI

Publication: Greeley Tribune **First Publication Date:** 03/22/2024
Last Publication Date: 04/19/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 0000009991548 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 24-0012

NED Date: 01/12/2024 **Reception #:** 4939518
Original Sale Date: 05/15/2024
Deed of Trust Date: 09/13/2021 **Recording Date:** 09/14/2021 **Reception #:** 4755849
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 2, SUNSET RIDGE SUBDIVISION - SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 688 Finch Dr, Severance, CO 80550

Original Note Amt: \$386,863.00 **LoanType:** FHA **Interest Rate:** 2.75
Current Amount: \$371,976.58 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: James Richard Wright AND Jennifer Lynn Wright
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
Cherry Creek Mortgage, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) James Richard Wright AND Jennifer Lynn Wright

Publication: Greeley Tribune **First Publication Date:** 03/22/2024
Last Publication Date: 04/19/2024

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

Attorney File Number: 23-031378 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0013

NED Date: 01/12/2024 **Reception #:** 4939519
Original Sale Date: 05/15/2024
Deed of Trust Date: 11/16/2022 **Recording Date:** 11/22/2022 **Reception #:** 4868382
Re-Recording Date **Re-Recorded #:**

Legal: Lots 14, 15, 16, Block 2, Town of Roggen, County of Weld, State of Colorado

Address: 403 Front St, Roggen, CO 80652

Original Note Amt: \$187,100.00 **LoanType:** FHLMC **Interest Rate:** 7
Current Amount: \$187,100.00 **As Of:** 01/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Arvest Bank
Current Owner: Harold Vigil
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Mission Loans,
LLC
Grantor (Borrower On Deed of Trust) Harold Vigil

Publication: Greeley Tribune **First Publication Date:** 03/22/2024
Last Publication Date: 04/19/2024

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 23CO00202-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

