

Notices of Election and Demand Filed in Weld County

From February 26, 2024 Through March 01, 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: 24-0074

NED Date: 02/28/2024 **Reception #:** 4946476
Original Sale Date: 06/26/2024
Deed of Trust Date: 08/21/2019 **Recording Date:** 08/22/2019 **Reception #:** 4516974
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 16, SETTLERS VILLAGE, COUNTY OF WELD, STATE OF COLORADO

Address: 864 School House Drive, Milliken, CO 80543

Original Note Amt: \$320,000.00 **LoanType:** FNMA **Interest Rate:** 3.75
Current Amount: \$302,247.75 **As Of:** 02/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Elevations Credit Union
Current Owner: Brianna L. Archibold
Grantee (Lender On Deed of Trust): Elevations Credit Union
Grantor (Borrower On Deed of Trust): David M. Archibold and Brianna L. Archibold

Publication: Greeley Tribune **First Publication Date:** 05/03/2024
Last Publication Date: 05/31/2024

Attorney for Beneficiary: Messner & Reeves, LLC

Attorney File Number: 8020.0119 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

Foreclosure Number: 24-0075

NED Date: 03/01/2024 **Reception #:** 4946954
Original Sale Date: 07/03/2024
Deed of Trust Date: 03/10/2022 **Recording Date:** 03/15/2022 **Reception #:** 4810189
Re-Recording Date **Re-Recorded #:**

Legal: THE WEST 150 FEET OF THE EAST 250 FEET OF BLOCK 25, BEATTY'S ADDITION TO THE TOWN OF GROVER,
COUNTY OF WELD, STATE OF COLORADO.

Address: 115 Chatoga Ave, Grover, CO 80729

Original Note Amt: \$382,936.00 **LoanType:** FHA **Interest Rate:** 4.25
Current Amount: \$373,565.25 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kari Aguilar
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): Kari Aguilar

Publication: Greeley Tribune **First Publication Date:** 05/10/2024
Last Publication Date: 06/07/2024

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

Attorney File Number: 23-029543 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From February 26, 2024 Through March 01, 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: 24-0076

NED Date: 03/01/2024 **Reception #:** 4946955
Original Sale Date: 07/03/2024
Deed of Trust Date: 12/06/2021 **Recording Date:** 12/09/2021 **Reception #:** 4783936
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 11, HOMESTEAD HEIGHTS SUBDIVISION FILING IV, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

A.P.N. : 095917130013

Address: 2272 76th Avenue Court, Greeley, CO 80634

Original Note Amt: \$420,247.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$406,070.29 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Quentin Golden
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGASTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Quentin Golden

Publication: Greeley Tribune **First Publication Date:** 05/10/2024
Last Publication Date: 06/07/2024

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

Attorney File Number: 23-029401 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0077

NED Date: 03/01/2024 **Reception #:** 4946956
Original Sale Date: 07/03/2024
Deed of Trust Date: 09/06/2022 **Recording Date:** 09/13/2022 **Reception #:** 4854720
Re-Recording Date **Re-Recorded #:**

Legal: Lot 48, Rolling Hills Ranch Phase-12, Town of Johnstown, County of Weld, State of CO

Address: 404 Cascade Court, Johnstown, CO 80534

Original Note Amt: \$850,000.00 **LoanType:** Primary Mortgage **Interest Rate:** 5.500
Current Amount: \$850,000.00 **As Of:** 01/09/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Pinnacle Bank
Current Owner: Don Douglas Smith and Joan Ann Smith a/k/a Joan Smith
Grantee (Lender On Deed of Trust): Pinnacle Bank
Grantor (Borrower On Deed of Trust) Don Douglas Smith and Joan Ann Smith a/k/a Joan Smith

Publication: Greeley Tribune **First Publication Date:** 05/10/2024
Last Publication Date: 06/07/2024

Attorney for Beneficiary: Bell, Gould, Linder & Scott, P.C.

Attorney File Number: N/A **Phone:** (970)493-8999 **Fax:**

Notices of Election and Demand Filed in Weld County

From February 26, 2024 Through March 01, 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: 24-0078

NED Date: 03/01/2024 **Reception #:** 4946957
Original Sale Date: 07/03/2024
Deed of Trust Date: 09/26/2005 **Recording Date:** 10/05/2005 **Reception #:** 3329042
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 1, THIRD ADDITION TO MAPLEWOOD, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 2209 12th Street, Greeley, CO 80631

Original Note Amt: \$216,534.87 **LoanType:** CONV **Interest Rate:** 0.046
Current Amount: \$138,079.56 **As Of:** 01/12/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR4
Current Owner: Dawn R Jackson and Kenneth E Jackson
Grantee (Lender On Deed of Trust): CitiFinancial Mortgage Company, Inc.
Grantor (Borrower On Deed of Trust): Dawn R Jackson and Kenneth E Jackson

Publication: Greeley Tribune **First Publication Date:** 05/10/2024
Last Publication Date: 06/07/2024

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48066000 **Phone:** (877)353-2146 **Fax:**

Foreclosure Number: 24-0079

NED Date: 03/01/2024 **Reception #:** 4946958
Original Sale Date: 07/03/2024
Deed of Trust Date: 08/23/2019 **Recording Date:** 09/09/2019 **Reception #:** 4521285
Re-Recording Date **Re-Recorded #:**

Legal: THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN WELD COUNTY, CO TO WIT:

LOT 18, BLOCK 12, WESTMOOR WEST, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

THIS BEING THE SAME PROPERTY CONVEYED TO DAVID M. SEITENBACH, DATED 4/30/2014 AND RECORDED ON 05/02/2014 IN INSTRUMENT NO. 4013723, IN THE WELD COUNTY RECORDERS OFFICE.

Address: 4975 W. 8th Street, Greeley, CO 80634

Original Note Amt: \$45,000.00 **LoanType:** CONV **Interest Rate:** 9.99
Current Amount: \$41,435.68 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Discover Bank
Current Owner: David M. Seitenbach
Grantee (Lender On Deed of Trust): Discover Bank
Grantor (Borrower On Deed of Trust): David M. Seitenbach

Publication: Greeley Tribune **First Publication Date:** 05/10/2024
Last Publication Date: 06/07/2024

Attorney for Beneficiary: Messner & Reeves, LLC

Attorney File Number: 10058.0091 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

Notices of Election and Demand Filed in Weld County

From February 26, 2024 Through March 01, 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: 24-0080

NED Date: 03/01/2024 **Reception #:** 4946959
Original Sale Date: 07/03/2024
Deed of Trust Date: 05/14/2004 **Recording Date:** 06/08/2004 **Reception #:** 3187414
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 13, COTTONWOOD VILLAGE, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1923 26TH AVENUE CT, GREELEY, CO 80634

Original Note Amt: \$237,500.00 **LoanType:** CONVENTIONAL **Interest Rate:** 10.625
Current Amount: \$182,690.81 **As Of:** 12/01/2019 **Interest Type:** Adjustable

Current Lender (Beneficiary):	WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-1
Current Owner:	JAMES MARK BORNEMEIER LIVING TRUST AND PATRICIA ANN BORNEMEIER LIVING TRUST
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OAKMONT MORTGAGE COMPANY, INC.
Grantor (Borrower On Deed of Trust)	JAMES M. BORNEMEIER AND PATRICIA B. BORNEMEIER

Publication: Greeley Tribune **First Publication Date:** 05/10/2024
Last Publication Date: 06/07/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP

Attorney File Number: 00000009516022 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 24-0081

NED Date: 03/01/2024 **Reception #:** 4946960
Original Sale Date: 07/03/2024
Deed of Trust Date: 02/01/2017 **Recording Date:** 02/06/2017 **Reception #:** 4275741
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 1580 GRAND AVE, WINDSOR, CO 80550-5847

Original Note Amt: \$355,827.00 **LoanType:** CONVENTIONAL **Interest Rate:** 3.125
Current Amount: \$305,789.59 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary):	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner:	SHANNON JANTZ
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CALIBER HOME LOANS, INC.
Grantor (Borrower On Deed of Trust)	SHANNON JANTZ

Publication: Greeley Tribune **First Publication Date:** 05/10/2024
Last Publication Date: 06/07/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP

Attorney File Number: 00000010071272 **Phone:** (303)350-3711 **Fax:** (303)813-1107