

Notices of Election and Demand Filed in Weld County

From April 22, 2024 Through April 26, 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: 24-0113

NED Date: 04/22/2024 **Reception #:** 4955812
Original Sale Date: 08/21/2024
Deed of Trust Date: 12/30/2021 **Recording Date:** 01/10/2022 **Reception #:** 4792872
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 23, BLOCK 4, FOX RUN SUBDIVISION THIRD FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 6215 WEST 15TH STREET, GREELEY, CO 80634

Original Note Amt: \$245,000.00 **LoanType:** CONVENTIONAL **Interest Rate:** 4.625
Current Amount: \$245,000.00 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF GCAT 2023-NQM3 TRUST
Current Owner: MARY W STILLMAN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMEXPRESS MORTGAGE CORP.
Grantor (Borrower On Deed of Trust): MARY W. E. STILLMAN

Publication: Greeley Tribune **First Publication Date:** 06/28/2024
Last Publication Date: 07/26/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP

Attorney File Number: 00000010064616 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 24-0114

NED Date: 04/24/2024 **Reception #:** 4956386
Original Sale Date: 08/21/2024
Deed of Trust Date: 12/21/2004 **Recording Date:** 01/03/2005 **Reception #:** 3248824
Re-Recording Date: **Re-Recorded #:**

Legal: Lot 18, Block 1, Grandview, Town of Erie, County of Weld, State of Colorado

Address: 709 McAfee Court, Erie, CO 80516

Original Note Amt: \$65,000.00 **LoanType:** Conventional **Interest Rate:** 10
Current Amount: \$54,881.48 **As Of:** 04/17/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): West Coast Servicing, Inc.
Current Owner: Michael H Mauser
Grantee (Lender On Deed of Trust): New Century Mortgage Corporation
Grantor (Borrower On Deed of Trust): Michael H Mauser and Amy L Mauser

Publication: Greeley Tribune **First Publication Date:** 06/28/2024
Last Publication Date: 07/26/2024

Attorney for Beneficiary: Frascaona Joiner Goodman and Greenstein PC

Attorney File Number: FJGG 7174-1340 **Phone:** (303)494-3000 **Fax:**

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Foreclosure Number: 24-0115

NED Date: 04/25/2024 **Reception #:** 4956594
Original Sale Date: 08/28/2024
Deed of Trust Date: 03/26/2022 **Recording Date:** 04/04/2022 **Reception #:** 4815619
Re-Recording Date **Re-Recorded #:**

Legal: THE LAND REFERRED TO HEREIN IS SITUATE IN WELD COUNTY, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS: THE NORTH 57 FEET OF THE WEST 50 FEET OF LOT 2, BLOCK 52, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1330 8th Street, Greeley, CO 80631-3218

Original Note Amt: \$177,000.00 **LoanType:** Conventional Residential **Interest Rate:** 4.125
Current Amount: \$172,400.33 **As Of:** 04/22/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): PNC Bank, National Association
Current Owner: Pamela Kaye Yunker
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financing Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Pamela Kaye Yunker

Publication: Greeley Tribune **First Publication Date:** 07/05/2024
Last Publication Date: 08/02/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-988705-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 24-0116

NED Date: 04/26/2024 **Reception #:** 4956842
Original Sale Date: 08/28/2024
Deed of Trust Date: 12/13/2017 **Recording Date:** 12/18/2017 **Reception #:** 4360791
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 3, SWEETGRASS SUBDIVISION FILING NO. 1, REPLAT D, A SUBDIVISION OF A PART OF THE CITY OF DACONO, COUNTY OF WELD, STATE OF COLORADO.

APN #: 146714439004

Address: 3158 Raintree Lane, Dacono, CO 80514

Original Note Amt: \$327,635.00 **LoanType:** FHA **Interest Rate:** 4
Current Amount: \$292,262.41 **As Of:** 04/23/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Travis Connors
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Travis Connors

Publication: Greeley Tribune **First Publication Date:** 07/05/2024
Last Publication Date: 08/02/2024

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

Attorney File Number: 24-032270 **Phone:** (855)263-9295 **Fax:** (303)706-9994