

Notices of Election and Demand Filed in Weld County

From January 09, 2023 Through January 13, 2023

**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: 23-0005

NED Date:	01/09/2023	Reception #:	4875921		
Original Sale Date:	05/10/2023				
Deed of Trust Date:	11/21/2016	Recording Date:	11/22/2016	Reception #:	4255673**
		Re-Recording Date		Re-Recorded #:	

Legal: Parcel I:

Lots 8, 9 and 10, Block 2, Town of Briggsdale, County of Weld, State of Colorado.

Parcel II:

Those portions of Third Avenue and Milton Street adjacent to Lots 8, 9 and 10, Block 2, Town of Briggsdale, vacated by Resolution recorded September 29, 1998 at Reception No. 2643220.

**This loan has been modified through a Loan Modification Agreement effective October 1, 2019.

Address: 227 Milton St, Briggsdale, CO 80611-8924

Original Note Amt:	\$181,450.00	LoanType:	FNMA	Interest Rate:	4.375
Current Amount:	\$169,019.45	As Of:	12/29/2022	Interest Type:	Fixed

Current Lender (Beneficiary):	Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB
Current Owner:	Shawn Cole and Chrystene Cole
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cornerstone Home Lending, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Shawn Cole and Chrystene Cole

Publication:	Greeley Tribune	First Publication Date:	03/17/2023
		Last Publication Date:	04/14/2023

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

Attorney File Number:	CO-20310	Phone:	(303) 27-40155	Fax:	(303) 27-40159
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Foreclosure Number: 23-0006

NED Date: 01/12/2023 **Reception #:** 4876536
Original Sale Date: 05/17/2023
Deed of Trust Date: 09/24/2015 **Recording Date:** 10/01/2015 **Reception #:** 4146629
Re-Recording Date **Re-Recorded #:**

Legal: LOT TWENTY-SEVEN (27), IN BLOCK TEN (10), WINDSOR VILLAGE SECOND FILING, AND REPLAT OF OUTLOT "A" OF WINDSOR VILLAGE FIRST FILING TOWN OF WINDSOR, COUNTY OF WELD., STATE OF COLORADO, ACCORDING TO THE MAP OR PLAT RECORDED DECEMBER 12, 1977 IN BOOK 816 UNDER RECEPTION NO. 1738424.

Address: 4 Rochester Drive, Windsor, Colorado 80550

Original Note Amt: \$172,975.00 **LoanType:** FHA **Interest Rate:** 0.049
Current Amount: \$155,228.06 **As Of:** 11/30/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Servis One, Inc. d/b/a BSI Financial Services
Current Owner: Jason Barrientos and Krysta Barrientos
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for First Direct Lending, a Limited Liability Company, its successors and assigns
Grantor (Borrower On Deed of Trust): Jason Barrientos and Krysta Barrientos

Publication: Greeley Tribune **First Publication Date:** 03/24/2023
Last Publication Date: 04/21/2023
Attorney for Beneficiary: Taherzadeh, PLLC
Attorney File Number: 190-00142 **Phone:** (469)729-6800 **Fax:** (469)828-2772

Foreclosure Number: 23-0007

NED Date: 01/12/2023 **Reception #:** 4876537
Original Sale Date: 05/17/2023
Deed of Trust Date: 04/17/2021 **Recording Date:** 04/23/2021 **Reception #:** 4707928
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, WEST HILL-N-PARK 4TH FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 4636 MESA VERDE DRIVE, GREELEY, CO 80634

Original Note Amt: \$252,828.00 **LoanType:** FHA **Interest Rate:** 5.500
Current Amount: \$246,588.51 **As Of:** 07/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): PRIMARY RESIDENTIAL MORTGAGE, INC.
Current Owner: JUSTIN BUTTS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC.
Grantor (Borrower On Deed of Trust): JUSTIN BUTTS

Publication: Greeley Tribune **First Publication Date:** 03/24/2023
Last Publication Date: 04/21/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009690223 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 23-0008

NED Date: 01/13/2023 **Reception #:** 4876845
Original Sale Date: 05/17/2023
Deed of Trust Date: 06/25/2021 **Recording Date:** 07/14/2021 **Reception #:** 4735282
Re-Recording Date **Re-Recorded #:**

Legal: LOT 28, BLOCK 13, EVANS PLACE PUD FILING 2 SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 523 Depot Ave, Keenesburg, CO 80643

Original Note Amt: \$408,366.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$400,881.56 **As Of:** 07/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Campbell, Christina, D, Dominguez, Juan, G
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
HOMETOWN LENDERS INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Christina D Campbell AND Juan G Dominguez

Publication: Greeley Tribune **First Publication Date:** 03/24/2023
Last Publication Date: 04/21/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-029047 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0009

NED Date: 01/13/2023 **Reception #:** 4876846
Original Sale Date: 05/17/2023
Deed of Trust Date: 07/26/2019 **Recording Date:** 07/29/2019 **Reception #:** 4509356
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 8, GATEWAY ESTATES THIRD FILING, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD,
STATE OF COLORADO
APN #: 095923216010

Address: 3033 46th Avenue, Greeley, CO 80634

Original Note Amt: \$307,330.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$326,752.74 **As Of:** 01/06/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Aibent Narvaez and Aimee Zubia
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Aibent Narvaez and Aimee Zubia

Publication: Greeley Tribune **First Publication Date:** 03/24/2023
Last Publication Date: 04/21/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-029136 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 23-0010

NED Date: 01/13/2023

Reception #: 4876847

Original Sale Date: 05/17/2023

Deed of Trust Date: 12/13/2021

Recording Date: 12/17/2021

Reception #: 4786312

Re-Recording Date

Re-Recorded #:

Legal: Lot 24, Block 1, Vista Ridge Filing No. 1S, County of Weld, State of Colorado.

Address: 2253 Ponderosa Pl, Erie, CO 80516

Original Note Amt: \$340,000.00

LoanType: FNMA

Interest Rate: 3.125

Current Amount: \$336,550.21

As Of: 08/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): ELEVATIONS CREDIT UNION

Current Owner: Susanna Perez-Pamies

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems Inc. as beneficiary, as nominee for Elevations Credit Union

Grantor (Borrower On Deed of Trust) Susanna Perez-Pamies

Publication: Greeley Tribune

First Publication Date: 03/24/2023

Last Publication Date: 04/21/2023

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 22CO00353-1

Phone: (720) 25-9 8626

Fax: (720) 25-96709