

# Notices of Election and Demand Filed in Weld County

From February 07, 2022 Through February 11, 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:** 22-0019

**NED Date:** 02/10/2022      **Reception #:** 4801137  
**Original Sale Date:** 06/15/2022  
**Deed of Trust Date:** 06/21/2018      **Recording Date:** 06/25/2018      **Reception #:** 4409717  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 2, VALLEY SUBDIVISION THIRD FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3407 COLLINS AVENUE, EVANS, CO 80620

**Original Note Amt:** \$284,747.00      **Loan Type:** FHA      **Interest Rate:** 5.125  
**Current Amount:** \$281,686.37      **As Of:** 01/21/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** KEVIN W. YOUNG  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** KEVIN W. YOUNG

**Publication:** Greeley Tribune      **First Publication Date:** 04/22/2022  
**Last Publication Date:** 05/20/2022

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

**Attorney File Number:** 19-023723      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 22-0020

**NED Date:** 02/10/2022      **Reception #:** 4801138  
**Original Sale Date:** 06/15/2022  
**Deed of Trust Date:** 06/21/2016      **Recording Date:** 06/23/2016      **Reception #:** 4213827  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT B OF RECORDED EXEMPTION NO. 0551-32-3 RE-2982, AS PER MAP RECORDED JULY 27, 2001 AT RECEPTION NO. 2869115, WELD COUNTY RECORDS, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD STATE OF COLORADO.

**Address:** 19443 COUNTY ROAD 86, AULT, CO 80610

**Original Note Amt:** \$254,799.00      **Loan Type:** FNMA      **Interest Rate:** 3.75  
**Current Amount:** \$236,273.01      **As Of:** 01/28/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WILMINGTON SAVINGS FUND SOCIETY FSB, AS TRUSTEE OF TAMARACK MORTGAGE LOAN TRUST A  
**Current Owner:** KENNETH L CORMIER  
**Grantee (Lender On Deed of Trust):** CARRINGTON MORTGAGE SERVICES, LLC  
**Grantor (Borrower On Deed of Trust):** KENNETH L CORMIER

**Publication:** Greeley Tribune      **First Publication Date:** 04/22/2022  
**Last Publication Date:** 05/20/2022

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000009343690      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 22-0021

**NED Date:** 02/11/2022      **Reception #:** 4801460  
**Original Sale Date:** 06/15/2022  
**Deed of Trust Date:** 04/10/2015      **Recording Date:** 04/14/2015      **Reception #:** 4098575  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 3, VIRGINIA HILLS, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2154 44TH AVE, GREELEY, CO 80634

**Original Note Amt:** \$231,626.00      **LoanType:** FHA      **Interest Rate:** 4.375  
**Current Amount:** \$159,951.99      **As Of:** 01/28/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** KEITH ANTHONY JONES AND KACI ELIZABETH JONES  
**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)** KEITH ANTHONY JONES

**Publication:** Greeley Tribune      **First Publication Date:** 04/22/2022  
**Last Publication Date:** 05/20/2022  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009412099      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 22-0022

**NED Date:** 02/11/2022      **Reception #:** 4801461  
**Original Sale Date:** 06/15/2022  
**Deed of Trust Date:** 03/12/2018      **Recording Date:** 03/12/2018      **Reception #:** 4381867  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 2, COUNTRY ACRES, AN ADDITION TO THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 906 WEST SOUTH 1ST STREET, JOHNSTOWN, CO 80534

**Original Note Amt:** \$289,656.00      **LoanType:** FHA      **Interest Rate:** 5.25  
**Current Amount:** \$288,318.28      **As Of:** 01/27/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** ADAM BABB  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** ADAM BABB

**Publication:** Greeley Tribune      **First Publication Date:** 04/22/2022  
**Last Publication Date:** 05/20/2022  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 18-020318      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 22-0023

**NED Date:** 02/11/2022      **Reception #:** 4801462  
**Original Sale Date:** 06/15/2022  
**Deed of Trust Date:** 12/29/2006      **Recording Date:** 01/05/2007      **Reception #:** 3445707\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Attached as Exhibit 'A'

\*\*This loan has been modified through a Loan Modification Agreement recorded 10/04/2021 at Reception No. 4762585 in the records of the Weld county clerk and recorder, Colorado.

**Address:** 124 E. 4th St, Eaton, CO 80615-3489

**Original Note Amt:** \$75,327.00      **LoanType:** FHA      **Interest Rate:** 6  
**Current Amount:** \$59,757.53      **As Of:** 02/02/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Nationstar Mortgage LLC d/b/a Mr. Cooper  
**Current Owner:** Julie A. Fehringer  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Countrywide Homes Loans, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Julie A. Fehringer

**Publication:** Greeley Tribune      **First Publication Date:** 04/22/2022  
**Last Publication Date:** 05/20/2022  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO11281      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 22-0024

**NED Date:** 02/11/2022      **Reception #:** 4801463  
**Original Sale Date:** 06/15/2022  
**Deed of Trust Date:** 05/15/2015      **Recording Date:** 05/18/2015      **Reception #:** 4107860  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 32, BLOCK 1, HIGHLAND MEADOWS SUBDIVISION, TOWN OF AULT, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 354 LINDEN OAKS DR, AULT, CO 80610

**Original Note Amt:** \$229,761.00      **LoanType:** FHA      **Interest Rate:** 3.875  
**Current Amount:** \$201,997.08      **As Of:** 01/31/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CITIMORTGAGE, INC.  
**Current Owner:** RYAN D ANDERSON AND HEATHER GROSSAINT  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** RYAN D ANDERSON AND HEATHER GROSSAINT

**Publication:** Greeley Tribune      **First Publication Date:** 04/22/2022  
**Last Publication Date:** 05/20/2022  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 20-024378      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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