

# Notices of Election and Demand Filed in Weld County

From February 14, 2022 Through February 18, 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:** 22-0025

**NED Date:** 02/14/2022      **Reception #:** 4801880  
**Original Sale Date:** 06/15/2022  
**Deed of Trust Date:** 01/21/2016      **Recording Date:** 01/26/2016      **Reception #:** 4176301  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 2, WILDERLAND PARK, CORRECTED, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF AND ACCORDING TO AFFIDAVIT OF CORRECTION RECORDED NOVEMBER 7, 2005 UNDER RECEPTION NO. 3338279, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1214 5th Street, Pierce, CO 80650

**Original Note Amt:** \$245,217.00      **LoanType:** FNMA      **Interest Rate:** 4  
**Current Amount:** \$224,297.60      **As Of:** 02/08/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing LLC  
**Current Owner:** Aaron R. Pelto and Jessica D. Pelto  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financial Resources, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Aaron R. Pelto

**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:** CO11317      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 22-0026

**NED Date:** 02/14/2022      **Reception #:** 4801881  
**Original Sale Date:** 06/15/2022  
**Deed of Trust Date:** 12/05/2013      **Recording Date:** 12/09/2013      **Reception #:** 3982615  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 3, VISTA RIDGE FILING NO. 1F 1ST AMENDMENT, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1372 Catalpa Place, Erie, CO 80516

**Original Note Amt:** \$406,326.00      **LoanType:** FNMA      **Interest Rate:** 4.375  
**Current Amount:** \$348,547.64      **As Of:** 02/04/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Geoffrey Deakin and Erika Deakin  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for RMC Mortgage Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Geoffrey Deakin and Erika Deakin

**Publication:** Greeley Tribune      **First Publication Date:** 04/22/2022  
**Last Publication Date:** 05/20/2022  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-22-898443-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 22-0027

**NED Date:** 02/14/2022      **Reception #:** 4801882  
**Original Sale Date:** 06/15/2022  
**Deed of Trust Date:** 05/21/2004      **Recording Date:** 05/27/2004      **Reception #:** 3184054  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 53, JACOBS RUN SUBDIVISION SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 292 Pioneer Way, Brighton, CO 80603

**Original Note Amt:** \$400,000.00      **LoanType:** FNMA      **Interest Rate:** 6.625  
**Current Amount:** \$266,836.09      **As Of:** 02/07/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2  
**Current Owner:** Shelly K. Modica and Richard T. Modica  
**Grantee (Lender On Deed of Trust):** WELLS FARGO BANK, N.A.  
**Grantor (Borrower On Deed of Trust):** Shelly K. Modica and Richard T. Modica

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

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-22-899121-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 22-0028

**NED Date:** 02/16/2022      **Reception #:** 4802671  
**Original Sale Date:** 06/15/2022  
**Deed of Trust Date:** 03/25/2009      **Recording Date:** 03/30/2009      **Reception #:** 3613459  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 14, FARR'S THIRD ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2543 15th Ave, Greeley, CO 80631

**Original Note Amt:** \$124,910.00      **LoanType:** FHA      **Interest Rate:** 5  
**Current Amount:** \$87,225.27      **As Of:** 02/09/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Health Management Systems, Inc., on behalf of the Colorado Department of Health Care Policy & Financing, as Personal Representative of the Estate of Irvin F. Davis  
**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Irvin F. Davis

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

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-22-899099-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 22-0029

**NED Date:** 02/16/2022      **Reception #:** 4802672  
**Original Sale Date:** 06/15/2022  
**Deed of Trust Date:** 11/20/2018      **Recording Date:** 11/29/2018      **Reception #:** 4449866  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE STATE OF COLORADO, COUNTY OF WELD, AND IS DESCRIBED AS FOLLOWS:

LOT 13, WHEELER ADDITION, COUNTY OF WELD, STATE OF COLORADO

**Address:** 2537 9TH AVENUE CT, GREELEY, CO 80631-6908

**Original Note Amt:** \$172,975.00      **LoanType:** FHA      **Interest Rate:** 5.75  
**Current Amount:** \$166,954.66      **As Of:** 02/10/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** RANDY L FILONGE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** RANDY L FILONGE

**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:** 22-026338      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 22-0030

**NED Date:** 02/18/2022      **Reception #:**  
**Original Sale Date:** 06/22/2022  
**Deed of Trust Date:** 09/18/2019      **Recording Date:** 09/18/2019      **Reception #:** 4524596  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 27, BLOCK 4, HUNTER'S RESERVE - SECOND FILING REPLAT A, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

**Address:** 3016 CANVASBACK COURT, EVANS, CO 80620

**Original Note Amt:** \$269,159.00      **LoanType:** FHA      **Interest Rate:** 4.25  
**Current Amount:** \$261,089.53      **As Of:** 01/31/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** TORY J PATTERSON  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** TORY J PATTERSON

**Publication:** Greeley Tribune      **First Publication Date:** 04/29/2022  
**Last Publication Date:** 05/27/2022  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 22-026310      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 22-0031

**NED Date:** 02/18/2022

**Reception #:**

**Original Sale Date:** 06/22/2022

**Deed of Trust Date:** 11/15/2006

**Recording Date:** 11/21/2006

**Reception #:** 3436528

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** CONDOMINIUM UNIT 103, BUILDING 61, POUFRE TRAILS CONDOMINIUMS ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED AUGUST 17, 2006 UNDER RECEPTION NO. 3412533 AND THE DECLARATION OF THE POUFRE TRAILS CONDOMINIUMS RECORDED FEBRUARY 27, 2006 UNDER RECEPTION NO. 3365744 AND SUPPLEMENTAL AND ANNEXATION DECLARATION RECORDED AUGUST 17, 2006 UNDER RECEPTION NO. 3412532 AND ANY AND ALL AMENDMENTS SUPPLEMENTS THERETO, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2990 C Street, Unit #61103, Greeley, CO 80631

**Original Note Amt:** \$19,980.00

**LoanType:** FHLMC

**Interest Rate:** 11.25

**Current Amount:** \$17,329.33

**As Of:** 02/09/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trst 2007-WF1
<b>Current Owner:</b>	Eloyd Felix Zamora
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registrations Systems, Inc., as nominee for Southstar Funding. LLC its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Eloyd Felix Zamora

**Publication:** Greeley Tribune

**First Publication Date:** 04/29/2022

**Last Publication Date:** 05/27/2022

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-22-898845-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369