

# Notices of Election and Demand Filed in Weld County

From February 21, 2022 Through February 25, 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:** 22-0032

**NED Date:** 02/22/2022

**Reception #:** 4804050

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

**Deed of Trust Date:** 04/18/2013

**Recording Date:** 04/23/2013

**Reception #:** 3926710

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 5, BLOCK 14, OAK MEADOWS P.U.D. FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 6240 TWILIGHT AVE, FIRESTONE, CO 80504

**Original Note Amt:** \$239,795.00

**LoanType:** FNMA

**Interest Rate:** 3.625

**Current Amount:** \$200,592.24

**As Of:** 02/14/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	WELLS FARGO BANK, N.A.
<b>Current Owner:</b>	CESAR VEGA
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORAITON, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	CESAR VEGA

**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:** 22-026344

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** 22-0033

**NED Date:** 02/24/2022

**Reception #:** 4804871

**Original Sale Date:** 06/29/2022

**Deed of Trust Date:** 02/27/2020

**Recording Date:** 02/27/2020

**Reception #:** 4570300

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lots 3, 4, 5, 6, 7 and 8, Block 8, HIDDEN VALLEY FARM SUBDIVISION FOURTH FILING, Town of Severance, County of Weld, State of Colorado

Together with all existing and future easements, access rights, appurtenances, privileges, licenses, hereditaments, franchises and tenements, including all water stock and water rights owned by Borrower and all minerals, oil, gas, and other commercially valuable substances that may be in, under or produced from any part of the Real Property;

All buildings, structures, and improvements now located or later to be constructed on the Real Property;

All Real Property and improvements on it, and all appurtenances, permits, plans, licenses, subdivision rights, contracts, contract rights, and other property and interests of any kind or character, including all water and sewer taps belonging to or in any way related to or appurtenant to the Real Property or improvements; and,

All goods, materials, supplies, chattels, furniture, appliances, furnishings, fixtures, equipment and machinery now or later to be attached to, placed in or on, or used in connection with the use, enjoyment, occupancy or operation of all or any part of the Real Property.

**Address:**

**Original Note Amt:** \$1,685,942.68

**LoanType:** Conventional

**Interest Rate:** 18

**Current Amount:** \$781,257.28

**As Of:** 02/14/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Builders Capital Finance LLC, a Washington limited liability company
<b>Current Owner:</b>	J.C.H. Davis Contractors, Inc., a Colorado corporation
<b>Grantee (Lender On Deed of Trust):</b>	Construction Loan Services II, LLC, a Washington limited liability company
<b>Grantor (Borrower On Deed of Trust)</b>	J.C.H. Davis Contractors, Inc., a Colorado corporation

**Publication:** Greeley Tribune

**First Publication Date:** 05/06/2022

**Last Publication Date:** 06/03/2022

**Attorney for Beneficiary:** OTTESON SHAPIRO LLP

**Attorney File Number:** 00701548

**Phone:** (720)488-0220

**Fax:**

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**Foreclosure Number:** 22-0034

**NED Date:** 02/24/2022      **Reception #:** 4804872  
**Original Sale Date:** 06/29/2022  
**Deed of Trust Date:** 11/16/2017      **Recording Date:** 11/17/2017      **Reception #:** 4353480  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 4, AMENDED PLAT OF CORBETT GLEN FOURTH FILING, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3042 BRUNNER BLVD., JOHNSTOWN, CO 80534

**Original Note Amt:** \$420,500.00      **LoanType:** VA      **Interest Rate:** 3.5  
**Current Amount:** \$411,057.47      **As Of:** 02/16/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Kory Lindbom and Jennifer Stengel  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Point Financial Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Kory Lindbom and Jennifer Stengel

**Publication:** Greeley Tribune      **First Publication Date:** 05/06/2022  
**Last Publication Date:** 06/03/2022  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO11143      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 22-0035

**NED Date:** 02/25/2022      **Reception #:** 4805387  
**Original Sale Date:** 06/29/2022  
**Deed of Trust Date:** 11/21/2008      **Recording Date:** 12/03/2008      **Reception #:** 3592742  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, ARAGON SUBDIVISION, A REPLAT OF A PORTION OF THE TOWN OF MILLIKEN, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M. AS PER THE MAP FILED DECEMBER 27, 1974 IN BOOK 729 UNDER RECEPTION NO 1650996, WELD COUNTY RECORDS, COUNTY OF WELD, STATE OF COLORADO

**Address:** 119 Aragon Court, Milliken, CO 80543

**Original Note Amt:** \$32,560.00      **LoanType:** FHA      **Interest Rate:** 6.5  
**Current Amount:** \$20,072.55      **As Of:** 02/16/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MidFirst Bank  
**Current Owner:** Delores Belo and Sara Lynn Rohn  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Access Equity Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Delores Belo

**Publication:** Greeley Tribune      **First Publication Date:** 05/06/2022  
**Last Publication Date:** 06/03/2022  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-22-899297-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 22-0036

**NED Date:** 02/25/2022

**Reception #:** 4805388

**Original Sale Date:** 06/29/2022

**Deed of Trust Date:** 02/15/2006

**Recording Date:** 02/23/2006

**Reception #:** 3364985

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 1, BLOCK 3, VILLAGE SUBDIVISION, SECOND FILING, AN ADDITION TO THE TOWN OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

A.P.N.: 096119303022

**Address:** 3613 MYRTLE STREET, EVANS, CO 80620

**Original Note Amt:** \$157,250.00

**LoanType:** FNMA

**Interest Rate:** 8.75

**Current Amount:** \$143,322.86

**As Of:** 02/21/2022

**Interest Type:** Adjustable

<b>Current Lender (Beneficiary):</b>	U.S. BANK NATIONAL ASSOCIATION, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-4
<b>Current Owner:</b>	JAMES M. MARSHALL AND ANNE M. MARSHALL
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	JAMES M. MARSHALL AND ANNE M. MARSHALL

**Publication:** Greeley Tribune

**First Publication Date:** 05/06/2022

**Last Publication Date:** 06/03/2022

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

**Attorney File Number:** 19-022764

**Phone:** (303)706-9990

**Fax:** (303)706-9994