

# Notices of Election and Demand Filed in Weld County

From March 21, 2022 Through March 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:** 22-0059

**NED Date:** 03/21/2022      **Reception #:** 4811364  
**Original Sale Date:** 07/20/2022  
**Deed of Trust Date:** 03/03/2020      **Recording Date:** 03/10/2020      **Reception #:** 4573703  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 1, SUNNY ACRES SUBDIVISION, A SUBDIVISION OF COUNTY OF WELD, STATE OF COLORADO.  
COUNTY OF WELD, STATE OF COLORADO.

**Address:** 17786 County Road 10, Brighton, CO 80603

**Original Note Amt:** \$329,532.00      **LoanType:** FHA      **Interest Rate:** 3.75  
**Current Amount:** \$326,025.00      **As Of:** 03/08/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** Joseph Lingle and Sarah M. Lingle  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Cherry Creek Mortgage Co., Inc.  
**Grantor (Borrower On Deed of Trust):** Joseph Lingle and Sarah M. Lingle

**Publication:** Greeley Tribune      **First Publication Date:** 05/27/2022  
**Last Publication Date:** 06/24/2022  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 22CO00078-1      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

**Foreclosure Number:** 22-0060

**NED Date:** 03/23/2022      **Reception #:** 4812070  
**Original Sale Date:** 07/20/2022  
**Deed of Trust Date:** 06/04/2018      **Recording Date:** 06/19/2018      **Reception #:** 4408425  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 23, BLOCK 3, PHEASANT RUN SUBDIVISION - SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095902211020

**Address:** 174 45TH AVE CT, GREELEY, CO 80634

**Original Note Amt:** \$274,928.00      **LoanType:** FHA      **Interest Rate:** 5.375  
**Current Amount:** \$269,454.31      **As Of:** 03/15/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** SOREN KELLY  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** SOREN KELLY

**Publication:** Greeley Tribune      **First Publication Date:** 05/27/2022  
**Last Publication Date:** 06/24/2022  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 21-02576      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 22-0061

**NED Date:** 03/23/2022      **Reception #:** 4812071  
**Original Sale Date:** 07/20/2022  
**Deed of Trust Date:** 02/22/2019      **Recording Date:** 02/25/2019      **Reception #:** 4469199  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 12 BLOCK 15 HIGHPLAINS FILING NO 3, COUNTY OF WELD, STATE OF COLORADO

**Address:** 726 Canyon Lane, Lochbuie, CO 80603

**Original Note Amt:** \$321,077.00      **LoanType:** FHA      **Interest Rate:** 5.25  
**Current Amount:** \$309,715.95      **As Of:** 03/16/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Delfino Rocha-Lobatos  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Midwest Mortgage Associates Corp, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Delfino Rocha-Lobatos

**Publication:** Greeley Tribune      **First Publication Date:** 05/27/2022  
**Last Publication Date:** 06/24/2022  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO10123      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 22-0062

**NED Date:** 03/24/2022      **Reception #:** 4812388  
**Original Sale Date:** 07/27/2022  
**Deed of Trust Date:** 11/15/2006      **Recording Date:** 11/21/2006      **Reception #:** 3436527  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 2990 C Street Unit 61-103, Unit 61-103, Greeley, CO 80631

**Original Note Amt:** \$79,920.00      **LoanType:** FNMA      **Interest Rate:** 6.375  
**Current Amount:** \$60,580.07      **As Of:** 03/14/2022      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-WF1  
**Current Owner:** Eloyd Felix Zamora  
**Grantee (Lender On Deed of Trust):** WELLS FARGO BANK, N.A.  
**Grantor (Borrower On Deed of Trust):** Eloyd Felix Zamora

**Publication:** Greeley Tribune      **First Publication Date:** 06/03/2022  
**Last Publication Date:** 07/01/2022  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 22-026317      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 22-0063

**NED Date:** 03/24/2022      **Reception #:** 4812389  
**Original Sale Date:** 07/27/2022  
**Deed of Trust Date:** 07/02/2021      **Recording Date:** 07/14/2021      **Reception #:** 4735487  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 22, BLOCK 18, MEAD SQUARE, A SUBDIVISION OF THE TOWN OF MEAD, WELD COUNTY, STATE OF COLORADO.

**Address:** 402 7th Street, Mead, CO 80542

**Original Note Amt:** \$149,000.00      **LoanType:** FNMA      **Interest Rate:** 3  
**Current Amount:** \$149,000.00      **As Of:** 03/16/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Bank, National Association  
**Current Owner:** Barry L Dennhardt and Deborah M Dennhar  
**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):** Barry L Dennhardt and Deborah M Dennhart

**Publication:** Greeley Tribune      **First Publication Date:** 06/03/2022  
**Last Publication Date:** 07/01/2022

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-22-900323-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 22-0064

**NED Date:** 03/24/2022      **Reception #:** 4812390  
**Original Sale Date:** 07/27/2022  
**Deed of Trust Date:** 09/28/2015      **Recording Date:** 10/02/2015      **Reception #:** 4147112  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 5, PLATTE VALLEY SUBDIVISION THIRD FILING, AN ADDITION TO THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3406 BURLINGTON AVE, EVANS, CO 80620

**Original Note Amt:** \$154,156.00      **LoanType:** FHA      **Interest Rate:** 5  
**Current Amount:** \$112,530.94      **As Of:** 03/17/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** WENDI ANN WILKIN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE HOME LENDING, INC.  
**Grantor (Borrower On Deed of Trust):** WENDI ANN WIKLIN

**Publication:** Greeley Tribune      **First Publication Date:** 06/03/2022  
**Last Publication Date:** 07/01/2022

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 0000009393836      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 22-0065

**NED Date:** 03/25/2022

**Reception #:** 4812848

**Original Sale Date:** 07/27/2022

**Deed of Trust Date:** 12/08/2015

**Recording Date:** 12/10/2015

**Reception #:** 4164552

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 173, MARGIL FARMS SECOND FILING, COUNTY OF WELD, STATE OF COLORADO

**Address:** 17438 MARGIL ROAD, MEAD, CO 80542

**Original Note Amt:** \$275,793.00

**LoanType:** FNMA

**Interest Rate:** 3

**Current Amount:** \$246,362.80

**As Of:** 03/17/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** ANTONIO JAY ALIRE

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
AMERICAN FINANCIAL RESOURCES, INC.

**Grantor (Borrower On Deed of Trust)** ANTONIO JAY ALIRE

**Publication:** Greeley Tribune

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

**Last Publication Date:** 07/01/2022

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

**Attorney File Number:** 00000009452699

**Phone:** (303)350-3711

**Fax:** (303)813-1107

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**Foreclosure Number:** 22-0066

**NED Date:** 03/25/2022

**Reception #:** 4812849

**Original Sale Date:** 07/27/2022

**Deed of Trust Date:** 05/17/2019

**Recording Date:** 05/21/2019

**Reception #:** 4490949

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 12, BLOCK 7, FOX RUN SUBDIVISION, THIRD FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095909120012 PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 03/17/2022 AT RECEPTION NO. 4810764 TO CORRECT LEGAL DESCRIPTION.

**Address:** 6302 W 13th Street Dr, Greeley, CO 80634

**Original Note Amt:** \$328,932.00

**LoanType:** FHA

**Interest Rate:** 4.875

**Current Amount:** \$325,232.19

**As Of:** 03/18/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Orrin Tyrell Mock
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR VAN DYK MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Orrin Tyrell Mock

**Publication:** Greeley Tribune

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

**Last Publication Date:** 07/01/2022

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

**Attorney File Number:** 22-026806

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

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

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**Foreclosure Number:** 22-0067

**NED Date:** 03/25/2022

**Reception #:** 4812850

**Original Sale Date:** 07/27/2022

**Deed of Trust Date:** 12/06/2019

**Recording Date:** 12/13/2019

**Reception #:** 4550180

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

APN#: R8951831/131131401003

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 03/21/2022 AT RECEPTION NO. 4811372 TO CORRECT LEGAL DESCRIPTION.

**Address:** 6170 Mallow Grn, #271, Frederick, CO 80530

**Original Note Amt:** \$216,015.00

**LoanType:** FHA

**Interest Rate:** 4.25

**Current Amount:** \$214,213.47

**As Of:** 03/21/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Allison Renee Litschewski AND Logan James Dodge
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Allison Renee Litschewski AND Logan James Dodge

**Publication:** Greeley Tribune

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

**Last Publication Date:** 07/01/2022

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

**Attorney File Number:** 22-026730

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

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

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**Foreclosure Number:** 22-0068

**NED Date:** 03/25/2022

**Reception #:** 4812851

**Original Sale Date:** 07/27/2022

**Deed of Trust Date:** 07/25/2017

**Recording Date:** 07/25/2017

**Reception #:** 4321136

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 22, BLOCK 2, RIDGE CREST P.U.D. FILING 1, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.  
Parcel ID Number: 131107010022

**Address:** 10374 FALCON CT, FIRESTONE, CO 80504

**Original Note Amt:** \$323,531.00

**LoanType:** FHA

**Interest Rate:** 3.75

**Current Amount:** \$298,338.31

**As Of:** 03/21/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	MIDFIRST BANK
<b>Current Owner:</b>	ERNESTO HERNANDEZ, JR
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GROUP MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	ERNESTO HERNANDEZ, JR

**Publication:** Greeley Tribune

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

**Last Publication Date:** 07/01/2022

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

**Attorney File Number:** 22-026692

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

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