

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0069

NED Date: 03/28/2022 **Reception #:** 4813347
Original Sale Date: 07/27/2022
Deed of Trust Date: 05/28/2021 **Recording Date:** 06/02/2021 **Reception #:** 4720721
Re-Recording Date: **Re-Recorded #:**

Legal: PLEASE SEE EXHIBIT A ATTACHED HERETO.

Address: For information only: 1738 Thrive Drive, Windsor, CO 80550

Original Note Amt: \$255,000.00 **LoanType:** Conventional **Interest Rate:** 12
Current Amount: \$255,000.00 **As Of:** 03/04/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Weinberg Servicing, LLC
Current Owner: Joseph Beck
Grantee (Lender On Deed of Trust): Weinberg Servicing, LLC
Grantor (Borrower On Deed of Trust): Joseph Beck

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

Attorney for Beneficiary: Timmins LLC

Attorney File Number: 0 **Phone:** (303)592-4500 **Fax:** (303)592-4515

Foreclosure Number: 22-0070

NED Date: 03/28/2022 **Reception #:** 4813348
Original Sale Date: 07/27/2022
Deed of Trust Date: 09/17/2010 **Recording Date:** 09/20/2010 **Reception #:** 3719519
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, SUNDOWN ESTATES FIFTH FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Address: 1617 32ND STREET, EVANS, CO 80620

Original Note Amt: \$145,539.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$136,095.75 **As Of:** 03/22/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: LINDSEY IRELAND
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR FIRSTIER BANK MORTGAGE DIVISION
Grantor (Borrower On Deed of Trust): LINDSEY IRELAND

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: 00000009394990 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 22-0073

NED Date: 03/28/2022 **Reception #:** 4813353
Original Sale Date: 07/27/2022
Deed of Trust Date: 04/05/2019 **Recording Date:** 04/08/2019 **Reception #:** 4479640
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 4, SUNDOWN ESTATES SECOND FILING, AN ADDITION TO THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Address: 3313 VALMONT ST, EVANS, CO 80620-1428

Original Note Amt: \$291,521.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$283,791.18 **As Of:** 03/24/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: ANDREW PEREZ-ROMERO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR QUICKEN LOANS INC.
Grantor (Borrower On Deed of Trust) ANDREW PEREZ-ROMERO

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: 00000009455593 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 22-0074

NED Date: 03/28/2022 **Reception #:** 4813354
Original Sale Date: 07/27/2022
Deed of Trust Date: 08/12/2019 **Recording Date:** 08/15/2019 **Reception #:** 4514574
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 7, WESTVIEW SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

APN #: 131325307016

Address: 7009 Shavano Cir, Frederick, CO 80504

Original Note Amt: \$386,764.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$374,553.62 **As Of:** 03/23/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: John David Rice
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CROSSCOUNTRY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) John David Rice

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: 22-026981 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 22-0075

NED Date: 03/28/2022

Reception #: 4813355

Original Sale Date: 07/27/2022

Deed of Trust Date: 07/12/2018

Recording Date: 07/13/2018

Reception #: 4414973

Re-Recording Date

Re-Recorded #:

Legal: LOT 307, THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION, A REPLAT OF TRACT 3, STEPHENS FARM MINOR SUBDIVISION, SITUATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 12/14/2018 AT RECEPTION NO. 4453775 TO ADD THE PLANNED UNIT DEVELOPMENT NAME ON RIDER.

Address: 8601 16th Street, Greeley, CO 80634

Original Note Amt: \$274,928.00

LoanType: FHA

Interest Rate: 5.375

Current Amount: \$265,169.67

As Of: 02/01/2021

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Ashley J Chavez AND Daniel Chavez Portillo
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)	Ashley J Chavez AND Daniel Chavez Portillo

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: 20-024928

Phone: (303)706-9990

Fax: (303)706-9994

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From March 28, 2022 Through April 01, 2022

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Foreclosure Number: 22-0076

NED Date: 03/29/2022 **Reception #:** 4813725
Original Sale Date: 07/27/2022
Deed of Trust Date: 08/19/2014 **Recording Date:** 08/20/2014 **Reception #:** 4039603
Re-Recording Date **Re-Recorded #:**

Legal: LOT 41, BLOCK 1, RIVERVIEW FARM SUBDIVISION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 433 East 28th Street Road, Greeley, CO 80631

Original Note Amt: \$157,102.00 **LoanType:** FHA **Interest Rate:** 4
Current Amount: \$135,194.73 **As Of:** 03/24/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Andrea N. Lopez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Stearns Lending, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Andrea N. Lopez

Publication: Greeley Tribune **First Publication Date:** 06/03/2022
Last Publication Date: 07/01/2022
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO11475 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 22-0077

NED Date: 03/29/2022 **Reception #:** 4813724
Original Sale Date: 07/27/2022
Deed of Trust Date: 03/22/2010 **Recording Date:** 06/04/2010 **Reception #:** 3697478
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, ASPEN HILL ADDITION, COUNTY OF WELD, STATE OF COLORADO.

Address: 1023 Birch Avenue, Fort Lupton, CO 80621

Original Note Amt: \$148,265.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$113,876.44 **As Of:** 09/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Seegrist, Erica, Lynn, Seegrist, Walter, Andrew
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): Erica Lynn Seegrist AND Walter Andrew Seegrist

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: 22-026471 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 22-0078

NED Date: 03/29/2022

Reception #: 4813745

Original Sale Date: 07/27/2022

Deed of Trust Date: 02/28/2020

Recording Date: 03/02/2020

Reception #: 4571266

Re-Recording Date

Re-Recorded #:

Legal: LOT SIXTEEN (16), IN BLOCK THREE (3), WESTMOOR WEST, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE MAP RECORDED SEPTEMBER 21. 1978 IN BOOK 845 UNDER RECEPTION NO. 1767325, AND AFFIDAVIT OF CORRECTION RECORDED JUNE 12. 1981 IN BOOK 938 UNDER RECEPTION NO 1860480. WELD COUNTY RECORDS, COUNTY OF WELD, STATE OF COLORADO

A.P.N.: 095903403016

Address: 4990 W 5th St, Greeley, CO 80634-1253

Original Note Amt: \$318,621.00

LoanType: FHA

Interest Rate: 4.375

Current Amount: \$316,022.27

As Of: 10/01/2020

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Joe G Padilla
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF COLORADO, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Joe G Padilla

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: 22-026563

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0079

NED Date: 03/29/2022 **Reception #:** 4813726
Original Sale Date: 07/27/2022
Deed of Trust Date: 05/10/1996 **Recording Date:** 05/16/1996 **Reception #:** 2491450
Re-Recording Date **Re-Recorded #:**

Legal: ALL OF LOTS 22, 23, 24, AND 25, BLOCK 43, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO, LYING SOUTH OF THE HILLSIDE LATERAL.

Address: 102 N LAURA STREET, MILLIKEN, CO 80543

Original Note Amt: \$78,950.00 **LoanType:** FHA **Interest Rate:** 7.5
Current Amount: \$31,275.39 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: ARTURO LOPEZ AND MARIA ANGELES LOPEZ
Grantee (Lender On Deed of Trust): THE FIRST SECURITY BANK
Grantor (Borrower On Deed of Trust): ARTURO LOPEZ AND MARIA ANGELES LOPEZ

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: 19-021308 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0080

NED Date: 03/29/2022 **Reception #:** 4813727
Original Sale Date: 07/27/2022
Deed of Trust Date: 04/10/2020 **Recording Date:** 04/29/2020 **Reception #:** 4586556
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 3, AULT WEST, A SUBDIVISION OF THE TOWN OF AULT, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID(S): 070711414001 PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 03/21/2022 AT RECEPTION NO. 4811376 TO CORRECT LEGAL DESCRIPTION.

Address: 639 WOODS AVENUE, AULT, CO 80610

Original Note Amt: \$136,000.00 **LoanType:** Conventional **Interest Rate:** 3
Current Amount: \$133,626.61 **As Of:** 05/15/2021 **Interest Type:** Adjustable

Current Lender (Beneficiary): BANK OF AMERICA, N.A.
Current Owner: JOHN, GERALD, S
Grantee (Lender On Deed of Trust): Bank of America, NA
Grantor (Borrower On Deed of Trust): GERALD S JOHN

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: 22-026347 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 22-0081

NED Date: 03/29/2022 **Reception #:** 4813728
Original Sale Date: 07/27/2022
Deed of Trust Date: 12/28/2015 **Recording Date:** 01/04/2015 **Reception #:** 4170154
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 2, OWL RIDGE SUBDIVISION 3RD FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2240 80TH AVENUE, GREELEY, CO 80634

Original Note Amt: \$251,226.00 **LoanType:** FNMA **Interest Rate:** 3.750
Current Amount: \$232,946.67 **As Of:** 03/24/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: ROBBIE C. ROBINSON
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust) ROBBIE C. ROBINSON

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: 00000008933202 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 22-0082

NED Date: 03/29/2022 **Reception #:** 4813731
Original Sale Date: 07/27/2022
Deed of Trust Date: 07/09/2010 **Recording Date:** 07/15/2010 **Reception #:** 3705568
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11 AND THE NORTH 1/2 LOT 12, BLOCK 22, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

Address: 722 Harrison Avenue, Fort Lupton, CO 80621

Original Note Amt: \$68,732.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$54,068.23 **As Of:** 03/25/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Sonia R. Lopez, as the Personal Representative of the Estate of the Pedro Carrillo Lopez
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust) Pedro Carrillo Lopez

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-22-911903-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 22-0085

NED Date: 03/29/2022 **Reception #:** 4813732
Original Sale Date: 07/27/2022
Deed of Trust Date: 07/29/2020 **Recording Date:** 07/29/2020 **Reception #:** 4614145
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 10, WESTMOOR ACRES FIRST FILING, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095902306005

Address: 4422 W 7th St, Greeley, CO 80634

Original Note Amt: \$342,678.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$341,574.07 **As Of:** 11/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Anahi Elizabeth Rivera Vega AND Luz Maria Vega
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR VAN DYK MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Anahi Elizabeth Rivera Vega AND Luz Maria Vega

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: 22-026734 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0086

NED Date: 03/29/2022 **Reception #:** 4813733
Original Sale Date: 07/27/2022
Deed of Trust Date: 11/29/2010 **Recording Date:** 12/02/2010 **Reception #:** 3736176
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 2, THIRD ADDITION TO WESTVIEW, COUNTY OF WELD, STATE OF COLORADO.

Address: 2743 13th Street, Greeley, CO 80634

Original Note Amt: \$109,647.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$88,889.26 **As Of:** 05/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): Colorado Housing and Finance Authority
Current Owner: Fred D Becker
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Fred D Becker

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: 22-026499 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 22-0087

NED Date: 03/29/2022

Reception #: 4813735

Original Sale Date: 07/27/2022

Deed of Trust Date: 06/29/2018

Recording Date: 07/19/2018

Reception #: 4416457

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 6, LOCHWOOD PLANNED UNIT DEVELOPMENT FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 205 Versailles Street, Lochbuie, CO 80603

Original Note Amt: \$240,562.00

LoanType: FHA

Interest Rate: 5.125

Current Amount: \$235,289.44

As Of: 03/21/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Mai P Chang AND Thao P Lee
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)	Mai P Chang AND Thao P Lee

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: 22-026575

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0088

NED Date: 03/29/2022

Reception #: 4813736

Original Sale Date: 07/27/2022

Deed of Trust Date: 06/08/2018

Recording Date: 06/11/2018

Reception #: 4405933

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 1, T-BONE RANCH SUBDIVISION, FIRST FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095922101002

Address: 3124 49th Ave, Greeley, CO 80634

Original Note Amt: \$313,222.00

LoanType: FHA

Interest Rate: 5.25

Current Amount: \$304,944.07

As Of: 03/21/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Felicia Jo Miller
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Felicia Jo Miller

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: 22-026809

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0091

NED Date: 03/30/2022 **Reception #:** 4814123
Original Sale Date: 07/27/2022
Deed of Trust Date: 08/28/2019 **Recording Date:** 08/29/2019 **Reception #:** 4518564
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 1, THE HOMES AT ASPEN MEADOWS FOURTH FILING P.U.D., TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 080501374011

Address: 1313 Cimarron Circle, Eaton, CO 80615

Original Note Amt: \$358,981.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$354,065.33 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jane C Croft
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GROUP MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jane C Croft

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: 22-026702 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0092

NED Date: 03/30/2022 **Reception #:** 4814124
Original Sale Date: 07/27/2022
Deed of Trust Date: 01/04/2021 **Recording Date:** 01/05/2021 **Reception #:** 4667713
Re-Recording Date **Re-Recorded #:**

Legal: Lot 22, Block 6, Vincent's East Addition 2nd Filing, a Subdivision to the City of Fort Lupton, County of Weld, State of Colorado.

Address: 1402 5th St, Fort Lupton, CO 80621-1613

Original Note Amt: \$304,385.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$303,851.39 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Sergio Salvador Caro
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): Sergio Salvador Caro

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: 22-026538 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 22-0093

NED Date: 03/30/2022 **Reception #:** 4814125
Original Sale Date: 07/27/2022
Deed of Trust Date: 04/24/2019 **Recording Date:** 04/29/2019 **Reception #:** 4484812
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 2, PHILPOTT ADDITION, COUNTY OF WELD, STATE OF COLORADO

APN #: 130931407006

Address: 1000 McKinley Ave, Fort Lupton, CO 80621

Original Note Amt: \$299,475.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$293,241.98 **As Of:** 03/22/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Chad Vincent Mannon
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): Chad Vincent Mannon

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: 22-026696 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0094

NED Date: 03/30/2022 **Reception #:** 4814126
Original Sale Date: 07/27/2022
Deed of Trust Date: 10/06/2017 **Recording Date:** 10/10/2017 **Reception #:** 4342774
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 2551 W 24th St #A4, Greeley, CO 80634

Original Note Amt: \$183,300.00 **LoanType:** Conventional **Interest Rate:** 4.875
Current Amount: \$171,237.11 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Diane K Bredensteiner
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ELEVATIONS CREDIT UNION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Diane K Bredensteiner

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: 22-026775 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 2022

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Foreclosure Number: 22-0095

NED Date: 03/30/2022 **Reception #:** 4814127
Original Sale Date: 07/27/2022
Deed of Trust Date: 02/25/2011 **Recording Date:** 02/28/2011 **Reception #:** 3752866
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 633 Grand Avenue, Fort Lupton, CO 80621

Original Note Amt: \$76,997.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$63,690.36 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: CRISTINA R ANDRADE AND RUBEN ADELARIO HERNANDEZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jesus E Hernandez

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: 22-026879 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0096

NED Date: 03/30/2022 **Reception #:** 4814128
Original Sale Date: 07/27/2022
Deed of Trust Date: 02/23/2017 **Recording Date:** 03/22/2017 **Reception #:** 4287467
Re-Recording Date **Re-Recorded #:**

Legal: LOT 45, BLOCK 5, RIVERVIEW FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

Address: 2812 Arbor Ave, Greeley, CO 80631

Original Note Amt: \$224,852.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$211,576.69 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Richard C Walter, Jr.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Richard C Walter, 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: 22-026808 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 2022

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Foreclosure Number: 22-0097

NED Date: 03/30/2022 **Reception #:** 4814129
Original Sale Date: 07/27/2022
Deed of Trust Date: 03/27/2015 **Recording Date:** 03/30/2015 **Reception #:** 4094139
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 2, LANCASTER NORTH ADDITION FOURTH FILING, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 130932316010

Address: 1003 LONGVIEW DRIVE, FORT LUPTON, CO 80621

Original Note Amt: \$201,286.00 **LoanType:** FHA **Interest Rate:** 4.625
Current Amount: \$180,512.33 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jose J. Zavala
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGASTAR FINANCIAL CORP., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jose J. Zavala

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: 19-021304 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0098

NED Date: 03/30/2022 **Reception #:** 4814130
Original Sale Date: 07/27/2022
Deed of Trust Date: 02/10/2020 **Recording Date:** 02/24/2020 **Reception #:** 4568572
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 12, BLUE LAKE SUBDIVISION FILING NO. 2 FINAL PLAT, COUNTY OF WELD, STATE OF COLORADO.

APN #: 147125134006

Address: 231 Mesa Ave, Lochbuie, CO 80603

Original Note Amt: \$355,344.00 **LoanType:** FHA **Interest Rate:** 4.25
Current Amount: \$347,299.34 **As Of:** 08/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Guillermo Hernandez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CrossCountry Mortgage, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Guillermo Hernandez

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: 22-026501 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 2022

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Foreclosure Number: 22-0099

NED Date: 03/30/2022 **Reception #:** 4814131
Original Sale Date: 07/27/2022
Deed of Trust Date: 09/08/2009 **Recording Date:** 09/28/2009 **Reception #:** 3651131
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 127 TO 132, INCLUSIVE, BLOCK O, EVANS ADDITION, COUNTY OF WELD, STATE OF COLORADO

Address: 250 Dunmire Street, Frederick, CO 80530

Original Note Amt: \$112,596.00 **LoanType:** FHA **Interest Rate:** 6.625
Current Amount: \$87,794.59 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Adrian Lucero
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): Adrian Lucero

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: 19-023040 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0100

NED Date: 03/30/2022 **Reception #:** 4814132
Original Sale Date: 07/27/2022
Deed of Trust Date: 06/02/2010 **Recording Date:** 06/16/2010 **Reception #:** 3699836
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION
A.P.N: R2946486

Address: 2139 6Th Street, Greeley, CO 80631

Original Note Amt: \$72,030.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$59,533.16 **As Of:** 05/01/2020 **Interest Type:** Adjustable

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jeremy Hernandez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF COLORADO, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jeremy Hernandez

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: 19-022861 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 2022

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Foreclosure Number: 22-0101

NED Date: 03/30/2022 **Reception #:** 4814133
Original Sale Date: 07/27/2022
Deed of Trust Date: 07/31/2018 **Recording Date:** 08/02/2018 **Reception #:** 4420513
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, LOCHWOOD PLANNED UNIT DEVELOPMENT FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 504 Locust Ave, Lochbuie, CO 80603

Original Note Amt: \$225,834.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: \$216,763.12 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Edgar G. Lamas Garcia
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): Edgar G. Lamas Garcia

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: 20-023935 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0102

NED Date: 03/30/2022 **Reception #:** 4814134
Original Sale Date: 11/09/2022
Deed of Trust Date: 04/30/2009 **Recording Date:** 05/18/2009 **Reception #:** 3623653
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, THE COVE AT THE LANDINGS, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO. PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 08/20/2014 AT RECEPTION NO. 4039672 TO CORRECT LEGAL DESCRIPTION.

Address: 3418 COVE WAY, EVANS, CO 80620

Original Note Amt: \$112,818.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$85,227.48 **As Of:** 11/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Cesar S Perez
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): Cesar S Perez

Publication: Greeley Tribune **First Publication Date:** 09/16/2022
Last Publication Date: 10/14/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 14-002813 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 2022

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Foreclosure Number: 22-0103

NED Date: 03/30/2022 **Reception #:** 4814135
Original Sale Date: 07/27/2022
Deed of Trust Date: 08/26/2019 **Recording Date:** 09/24/2019 **Reception #:** 4526223
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 2, VINCENT'S EAST ADDITION 2ND FILING, TO THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

APN #: 147105238014

Address: 1209 7th Street, Fort Lupton, CO 80621

Original Note Amt: \$303,293.00 **LoanType:** FHA **Interest Rate:** 4.25
Current Amount: \$299,047.19 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jason Blake AND Tammy Petrie
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
COMMERCE HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jason Blake AND Tammy Petrie

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: 22-026488 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0104

NED Date: 03/30/2022 **Reception #:** 4814136
Original Sale Date: 07/27/2022
Deed of Trust Date: 06/06/2018 **Recording Date:** 06/08/2018 **Reception #:** 4405868
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, 4 AND 5, BLOCK 1, TWOMBLY'S ADDITION, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Address: 805 Park Avenue, Fort Lupton, CO 80621

Original Note Amt: \$340,252.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$324,752.36 **As Of:** 03/23/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jeremy P Norris
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
ENVOY MORTGAGE, LTD, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jeremy P Norris

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: 22-026472 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 2022

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Foreclosure Number: 22-0105

NED Date: 03/30/2022 **Reception #:** 4814137
Original Sale Date: 07/27/2022
Deed of Trust Date: 05/29/2020 **Recording Date:** 06/02/2020 **Reception #:** 4595390
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 10, CENTENNIAL FARMS SUBDIVISION, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO

Address: 1298 South Dusk Drive, Milliken, CO 80543

Original Note Amt: \$304,385.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$296,179.28 **As Of:** 03/23/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Trent Jones
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): Trent Jones

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: 22-027104 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0106

NED Date: 03/30/2022 **Reception #:** 4814138
Original Sale Date: 07/27/2022
Deed of Trust Date: 01/30/2014 **Recording Date:** 01/31/2014 **Reception #:** 3993425
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 4, COUNTRY CLUB WEST FOURTH FILING, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1667 55th Ave., Greeley, CO 80634

Original Note Amt: \$220,825.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$223,491.59 **As Of:** 03/25/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Caliber Home Loans, Inc.
Current Owner: Stephanie Morones and Adrian Villanueva
Grantee (Lender On Deed of Trust): Mortgage Electronic Reigstration Systems, Inc., as nominee for Cobalt Mortgage, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Stephanie Morones and Adrian Villanueva

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-22-913037-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Notices of Election and Demand Filed in Weld County

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Foreclosure Number: 22-0107

NED Date: 03/30/2022 **Reception #:** 4814139
Original Sale Date: 07/27/2022
Deed of Trust Date: 03/20/2018 **Recording Date:** 03/20/2018 **Reception #:** 4384296
Re-Recording Date **Re-Recorded #:**

Legal: Lot 8, Block 18, Homestead Heights Subdivision Filing IV, City of Greeley, County of Weld, State of Colorado.

**Loan Adjustment Agreement signed by Julian Landa on August 9, 2019

Address: 2339 74th Ave, Greeley, CO 80634

Original Note Amt: \$299,950.00 **LoanType:** FNMA **Interest Rate:** 4.75
Current Amount: \$306,620.51 **As Of:** 03/28/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Community Loan Servicing, LLC, Delaware Limited Liability Company
Current Owner: Julian Landa
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Marketplace Home Mortgage, L.L.C.
Grantor (Borrower On Deed of Trust): Julian Landa

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

Attorney for Beneficiary: Frasca Joiner Goodman and Greenstein PC

Attorney File Number: 7192-14790 **Phone:** (303)494-3000 **Fax:**

Foreclosure Number: 22-0108

NED Date: 03/31/2022 **Reception #:** 4814450
Original Sale Date: 08/03/2022
Deed of Trust Date: 07/19/2019 **Recording Date:** 07/25/2019 **Reception #:** 4508511
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 3, BLUE LAKE SUBDIVISION, FILING NO. 2 FINAL PLAT, COUNTY OF WELD, STATE OF COLORADO.
APN #: 147125125015

Address: 340 Mesa Avenue, Lochbuie, CO 80603

Original Note Amt: \$335,706.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$355,273.25 **As Of:** 11/01/2021 **Interest Type:** Fixed

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

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022

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

Attorney File Number: 22-027131 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

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Foreclosure Number: 22-0109

NED Date: 03/31/2022 **Reception #:** 4814594
Original Sale Date: 08/03/2022
Deed of Trust Date: 07/18/2018 **Recording Date:** 07/19/2018 **Reception #:** 4416482
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 096107305014

Address: 2116 16Th Street, Greeley, CO 80631

Original Note Amt: \$236,143.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$226,004.05 **As Of:** 01/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Sean David Short
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) Sean David Short

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026743 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0110

NED Date: 03/31/2022 **Reception #:** 4814595
Original Sale Date: 08/03/2022
Deed of Trust Date: 07/30/2019 **Recording Date:** 08/05/2019 **Reception #:** 4511722
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, PEACEFUL ACRES SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 551 Paden Lane, Fort Lupton, CO 80621

Original Note Amt: \$338,751.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$328,042.76 **As Of:** 09/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Alejandro Chairez-Rangel AND Maria Chairez
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) Alejandro Chairez-Rangel AND Maria Chairez

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026584 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 2022

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Foreclosure Number: 22-0111

NED Date: 03/31/2022

Reception #: 4814453

Original Sale Date: 08/03/2022

Deed of Trust Date: 09/01/2018

Recording Date: 09/10/2018

Reception #: 4429331

Re-Recording Date

Re-Recorded #:

Legal: ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF WELD AND STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 12 AND 13, BLOCK 35, IN THE TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING, AND THE REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES AND PROFITS THEREOF, AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHATSOEVER OF THE GRANTOR(S), EITHER IN LAW OR EQUITY, OF, IN AND TO THE ABOVE BARGAINED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES;

Address: 1415 Broad Street, Milliken, CO 80543

Original Note Amt: \$154,950.00

LoanType: FHA

Interest Rate: 4.875

Current Amount: \$147,780.34

As Of: 03/28/2022

Interest Type: Fixed

Current Lender (Beneficiary):	Cardinal Financial Company, Limited Partnership
Current Owner:	Henry K. Kroh and Molly S. Kroh
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. As Beneficiary, As Nominee for Cardinal Financial Company Limited Partnership
Grantor (Borrower On Deed of Trust)	Henry K. Kroh and Molly S. Kroh

Publication: Greeley Tribune

First Publication Date: 06/10/2022

Last Publication Date: 07/08/2022

Attorney for Beneficiary: Messner & Reeves, LLC

Attorney File Number: 8014.0129258

Phone: (303) 62-31800

Fax: (303) 62-30552

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 2022

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Foreclosure Number: 22-0114

NED Date: 03/31/2022 **Reception #:** 4814597
Original Sale Date: 08/03/2022
Deed of Trust Date: 09/14/2018 **Recording Date:** 09/18/2018 **Reception #:** 4431986
Re-Recording Date **Re-Recorded #:**

Legal: LOT 280, THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION, A REPLAT OF TRACT 3, STEPHENS FARM MINOR SUBDIVISION, SITUATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 8767 16th Street, Greeley, CO 80634

Original Note Amt: \$284,747.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: \$278,856.06 **As Of:** 04/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kevin Thomas Lavin
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Kevin Thomas Lavin

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-026612 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0115

NED Date: 03/31/2022 **Reception #:** 4814457
Original Sale Date: 08/03/2022
Deed of Trust Date: 06/05/2020 **Recording Date:** 06/08/2020 **Reception #:** 4597168
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 13, HUNTERS CROSSING SUBDIVISION FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO

Address: 987 Axis Drive, Severance, CO 80550

Original Note Amt: \$316,167.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$311,636.21 **As Of:** 05/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Eddie Wayne Crews, Jr.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR VAN DYK MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Eddie Wayne Crews, Jr.

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-026640 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0116

NED Date: 03/31/2022

Reception #: 4814458

Original Sale Date: 08/03/2022

Deed of Trust Date: 04/10/2020

Recording Date: 04/16/2020

Reception #: 4583351

Re-Recording Date

Re-Recorded #:

Legal: LOT 26, BLOCK 9, REPLAT OF LOTS 26 AND 27, BLOCK 9, ROLLING HILLS THIRD ADDITION, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PARCEL ID NUMBER: 095912308003

Address: 2714 19th Street Rd, Greeley, CO 80634

Original Note Amt: \$271,621.00

LoanType: FHA

Interest Rate: 4.875

Current Amount: \$270,171.84

As Of: 03/23/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Cesar Alexis Flores
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Cesar Alexis Flores

Publication: Greeley Tribune

First Publication Date: 06/10/2022

Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026999

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0117

NED Date: 03/31/2022 **Reception #:** 4814598
Original Sale Date: 08/03/2022
Deed of Trust Date: 04/09/2021 **Recording Date:** 04/12/2021 **Reception #:** 4703421
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 11, WOODBRIAR 3RD FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095912319019

Address: 1616 34th Ave, Greeley, CO 80634

Original Note Amt: \$325,668.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$322,976.17 **As Of:** 11/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jose Roacho, Jr
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WATERSTONE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jose Roacho, Jr

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022

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

Attorney File Number: 22-027064 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0118

NED Date: 03/31/2022 **Reception #:** 4814582
Original Sale Date: 07/27/2022
Deed of Trust Date: 06/28/2019 **Recording Date:** 07/08/2019 **Reception #:** 4503501
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 10, BLOCK 8, WESTVIEW SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

APN #: 131325308010

Address: 7128 Shavano Circle, Frederick, CO 80504

Original Note Amt: \$378,909.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: \$366,939.25 **As Of:** 09/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ronnie Jay Lacome
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Ronnie Jay Lacome

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: 22-026698 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0119

NED Date: 03/31/2022

Reception #: 4814599

Original Sale Date: 08/03/2022

Deed of Trust Date: 01/04/2019

Recording Date: 01/09/2019

Reception #: 4458849

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 71, ARISTOCRAT RANCHETTES, THIRD FILING, COUNTY OF WELD, STATE OF COLORADO. APN #: 130926314001

Address: 7169 Jade St, Fort Lupton, CO 80621

Original Note Amt: \$292,111.00

LoanType: FHA

Interest Rate: 5.25

Current Amount: \$285,123.74

As Of: 10/01/2020

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Matilde Sanchez Palma
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Matilde Sanchez Palma

Publication: Greeley Tribune

First Publication Date: 06/10/2022

Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026871

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0120

NED Date: 03/31/2022 **Reception #:** 4814600
Original Sale Date: 08/03/2022
Deed of Trust Date: 05/12/2020 **Recording Date:** 05/14/2020 **Reception #:** 4590292
Re-Recording Date **Re-Recorded #:**

Legal: LOT 54, BLOCK 13, GATEWAY ESTATES THIRD FILING, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095923221054

Address: 3009 43RD AVE, Greeley, CO 80634

Original Note Amt: \$309,784.00 **LoanType:** FHA **Interest Rate:** 4
Current Amount: \$309,784.00 **As Of:** 07/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: TARA LEE JACKSON
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): TARA LEE JACKSON

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026676 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0121

NED Date: 03/31/2022 **Reception #:** 4814462
Original Sale Date: 08/03/2022
Deed of Trust Date: 01/21/2020 **Recording Date:** 01/22/2020 **Reception #:** 4560271
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 4, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO

A.P.N.: 147136006001

Address: 298 Apache Pl, Lochbuie, CO 80603

Original Note Amt: \$289,656.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$282,973.46 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Gerald Anthony Trujillo Jr
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGASTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Gerald Anthony Trujillo Jr

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026567 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 2022

**Weld County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
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Foreclosure Number: 22-0122

NED Date: 03/31/2022

Reception #: 4814463

Original Sale Date: 08/03/2022

Deed of Trust Date: 04/30/2020

Recording Date: 05/01/2020

Reception #: 4587016

Re-Recording Date

Re-Recorded #:

Legal: Lot 19, Block 2, Hunter's Reserve - Second Filing, City of Evans, County of Weld, State of Colorado.

Address: 2911 Ptarmigan Dr, Evans, CO 80620

Original Note Amt: \$309,294.00

LoanType: FHA

Interest Rate: 4

Current Amount: \$302,451.14

As Of: 03/23/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Tyler Bradshaw
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARTNERS UNITED FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Tyler Bradshaw

Publication: Greeley Tribune

First Publication Date: 06/10/2022

Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026867

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0123

NED Date: 03/31/2022

Reception #: 4814464

Original Sale Date: 08/03/2022

Deed of Trust Date: 04/23/2019

Recording Date: 05/01/2019

Reception #: 4485697

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

PARCEL NUMBER: 131131401003

Address: 6251 Red Cedar Street, Frederick, CO 80530

Original Note Amt: \$223,870.00

LoanType: FHA

Interest Rate: 5.25

Current Amount: \$215,132.22

As Of: 03/23/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Nicole Gibson
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Nicole Gibson

Publication: Greeley Tribune

First Publication Date: 06/10/2022

Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026857

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0124

NED Date: 03/31/2022

Reception #: 4814465

Original Sale Date: 08/03/2022

Deed of Trust Date: 07/28/2017

Recording Date: 07/31/2017

Reception #: 4322764

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 11, LOCHWOOD PLANNED UNIT DEVELOPMENT FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 106 Winnipeg Street, Lochbuie, CO 80603

Original Note Amt: \$216,015.00

LoanType: FHA

Interest Rate: 4.875

Current Amount: \$207,503.58

As Of: 03/22/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Edgar Pliego
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)	Edgar Pliego

Publication: Greeley Tribune

First Publication Date: 06/10/2022

Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026662

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0125

NED Date: 03/31/2022

Reception #: 4814466

Original Sale Date: 08/03/2022

Deed of Trust Date: 08/30/2018

Recording Date: 09/04/2018

Reception #: 4428121

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 8, FIRST REPLAT OF WOODBRIAR SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095912322022

Address: 2930 West 17th Street, Greeley, CO 80634

Original Note Amt: \$245,471.00

LoanType: FHA

Interest Rate: 5.25

Current Amount: \$240,209.88

As Of: 03/22/2022

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Richard Len Jurgens

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS
AND ASSIGNS

Grantor (Borrower On Deed of Trust) Richard Len Jurgens

Publication: Greeley Tribune

First Publication Date: 06/10/2022

Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026603

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0126

NED Date: 03/31/2022

Reception #: 4814467

Original Sale Date: 08/03/2022

Deed of Trust Date: 04/04/2012

Recording Date: 04/06/2012

Reception #: 3837065

Re-Recording Date

Re-Recorded #:

Legal: LOT 44, BLOCK 3, WINDSOR VILLAGE FIRST FILING, TO THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

Address: 9 Daisy Court, Windsor, CO 80550

Original Note Amt: \$141,324.00

LoanType: FHA

Interest Rate: 4.25

Current Amount: \$115,979.21

As Of: 03/21/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	William G Norris, II
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	William G Norris, II

Publication: Greeley Tribune

First Publication Date: 06/10/2022

Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026833

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0127

NED Date: 03/31/2022

Reception #: 4814468

Original Sale Date: 08/03/2022

Deed of Trust Date: 09/01/2020

Recording Date: 09/02/2020

Reception #: 4626133

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 10, WINDSHIRE PARK SUBDIVISION FIFTH FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Address: 1677 Gratton Ct, Windsor, CO 80550

Original Note Amt: \$394,546.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$390,558.96

As Of: 03/23/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Amy J Stewart AND MCKENZIE KENDRICK AND Sean O'Brien
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Amy J Stewart AND MCKENZIE KENDRICK AND Sean O'Brien

Publication: Greeley Tribune

First Publication Date: 06/10/2022

Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026671

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0130

NED Date: 04/01/2022 **Reception #:** 4814905
Original Sale Date: 08/03/2022
Deed of Trust Date: 03/15/2019 **Recording Date:** 03/19/2019 **Reception #:** 4474297
Re-Recording Date **Re-Recorded #:**

Legal: Lot 7, Block 2, Grapevine Hollow First Filing, a portion of the City of Evans, County of Weld, State of Colorado.

Address: 6325 Burgundy Street, Evans, CO 80634

Original Note Amt: \$343,660.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: \$338,703.04 **As Of:** 03/23/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Colorado Housing and Finance Authority
Current Owner: Aaron Jaramillo AND Steffanie Hernandez
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): Aaron Jaramillo AND Steffanie Hernandez

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022

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

Attorney File Number: 22-026597 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0131

NED Date: 04/01/2022 **Reception #:** 4814907
Original Sale Date: 08/03/2022
Deed of Trust Date: 09/30/2016 **Recording Date:** 10/03/2016 **Reception #:** 4241721
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 2, STROH FARM, FILLING NO. 4, ACCORDING TO THE PLAT RECORDED MARCH 2, 2006 AT RECEPTION NO. 3366944 AND AFFIDAVIT OF CORRECTION RECORDED JUNE 22, 2006 AT RECEPTION NO. 3397968, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

Address: 211 MUCSOVEY LANE, JOHNSTOWN, CO 80534

Original Note Amt: \$296,041.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$275,539.94 **As Of:** 03/28/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: SHOSHANNA L DIETZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., DBA: ORION LENDING
Grantor (Borrower On Deed of Trust): SHOSHANNA L DIETZ

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009445487 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0132

NED Date: 04/01/2022 **Reception #:** 4814906
Original Sale Date: 08/03/2022
Deed of Trust Date: 07/21/2017 **Recording Date:** 07/24/2017 **Reception #:** 4320344
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, AMENDED PLAT OF RANGEVIEW NORTH, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

APN #: 095911412010

Address: 1612 37Th Ave, Greeley, CO 80634

Original Note Amt: \$302,519.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$281,520.44 **As Of:** 03/28/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Bill Bret Hilburn AND Elida Cruz Hilburn
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR VAN DYK MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Bill Bret Hilburn AND Elida Cruz Hilburn

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027080 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0133

NED Date: 04/01/2022 **Reception #:** 4814908
Original Sale Date: 08/03/2022
Deed of Trust Date: 12/16/2019 **Recording Date:** 12/18/2019 **Reception #:** 4551272
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 6301 Red Cedar Street, Frederick, CO 80530

Original Note Amt: \$229,221.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: \$222,200.29 **As Of:** 11/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Todd Michael Powers
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): Todd Michael Powers

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027105 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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: 22-0134

NED Date: 04/01/2022 **Reception #:** 4814909
Original Sale Date: 08/03/2022
Deed of Trust Date: 03/08/2019 **Recording Date:** 03/13/2019 **Reception #:** 4473196
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21 AND 22, BLOCK 10, BRIGG'S SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 1941 7TH AVE, GREELEY, CO 80631-5809

Original Note Amt: \$216,015.00 **LoanType:** FHA **Interest Rate:** 5.75
Current Amount: \$213,945.91 **As Of:** 03/28/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: MAGDIEL PEREZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR PRIMELENDING
Grantor (Borrower On Deed of Trust): MAGDIEL PEREZ

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009454331 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 22-0135

NED Date: 04/01/2022 **Reception #:** 4814910
Original Sale Date: 08/03/2022
Deed of Trust Date: 06/01/2011 **Recording Date:** 06/07/2011 **Reception #:** 3772490
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 5, NORTHVIEW SUBDIVISION FILING 1, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 250 32ND AVENUE, GREELEY, CO 80631

Original Note Amt: \$60,779.00 **LoanType:** VA **Interest Rate:** 3
Current Amount: \$52,430.02 **As Of:** 03/28/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: DAVID GAUNT
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): DAVID GAUNT

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 16-011658 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From March 28, 2022 Through April 01, 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.**