

Notices of Election and Demand Filed in Weld County

From April 04, 2022 Through April 08, 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: 22-0138

NED Date: 04/04/2022

Reception #: 4815434

Original Sale Date: 08/03/2022

Deed of Trust Date: 08/24/2020

Recording Date: 09/23/2020

Reception #: 4632889

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 6375 FOXTAIL GREEN, FREDERICK, CO 80530

Original Note Amt: \$217,979.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$213,968.44

As Of: 03/23/2022

Interest Type: Fixed

| | |
|--|---|
| Current Lender (Beneficiary): | COLORADO HOUSING AND FINANCE AUTHORITY |
| Current Owner: | LUIS HERNANDEZ, JR. AND LYN HERNANDEZ |
| Grantee (Lender On Deed of Trust): | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR Directors Mortgage, Inc., ITS SUCCESSORS AND ASSIGNS |
| Grantor (Borrower On Deed of Trust) | LUIS HERNANDEZ, JR. AND LYN 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: 22-026678

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0139

NED Date: 04/04/2022

Reception #: 4815435

Original Sale Date: 08/03/2022

Deed of Trust Date: 01/19/2018

Recording Date: 01/25/2018

Reception #: 4370587

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 10, PHEASANT RUN SUBDIVISION - SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095902218009

Address: 4617 1st Street Road, Greeley, CO 80634

Original Note Amt: \$235,554.00

LoanType: FHA

Interest Rate: 4.875

Current Amount: \$225,465.44

As Of: 03/29/2022

Interest Type: Fixed

| | |
|--|--|
| Current Lender (Beneficiary): | COLORADO HOUSING AND FINANCE AUTHORITY |
| Current Owner: | Jesus Manuel Martinez Robles |
| 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) | Jesus Manuel Martinez Robles |

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: 22-026826

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0140

NED Date: 04/05/2022 **Reception #:** 4815894
Original Sale Date: 08/03/2022
Deed of Trust Date: 10/03/2017 **Recording Date:** 10/04/2017 **Reception #:** 4341620
Re-Recording Date **Re-Recorded #:**

Legal: Lots Forty-Three (43) and Forty-Four (44), in Block Six(6), Arlington Heights in the City of Greeley, County of Weld, State of Colorado

Address: 1714 7th Ave, Greeley, CO 80631

Original Note Amt: \$224,852.00 **LoanType:** FHA **Interest Rate:** 3.75
Current Amount: \$209,220.04 **As Of:** 03/30/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Mauricio Loma
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): Mauricio Loma

Publication: Greeley Tribune **First Publication Date:** 06/10/2022
Last Publication Date: 07/08/2022
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO11476 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 22-0141

NED Date: 04/05/2022 **Reception #:** 4815895
Original Sale Date: 08/03/2022
Deed of Trust Date: 07/10/2015 **Recording Date:** 07/13/2015 **Reception #:** 4124134
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 31. AND 32, BLOCK 68, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO

Address: 200 S ETHEL AVENUE, MILLIKEN, CO 80543

Original Note Amt: \$181,649.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: \$162,776.58 **As Of:** 03/29/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: CARLOS A. MORALES AND REANEL D MORALES
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): CARLOS A. MORALES AND REANEL D MORALES

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: 18-018831 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 22-0142

NED Date: 04/05/2022 **Reception #:** 4815896
Original Sale Date: 08/03/2022
Deed of Trust Date: 08/21/2018 **Recording Date:** 08/22/2018 **Reception #:** 4425012
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, HIGHPLAINS FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

APN#: 147136434002

Address: 325 RAVINE WAY, LOCHBUIE, CO 80603

Original Note Amt: \$273,198.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$265,313.38 **As Of:** 03/30/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: CLIFFORD ELDON BALL, JR
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): CLIFFORD ELDON BALL, 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: 22-027134 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0143

NED Date: 04/05/2022 **Reception #:** 4815897
Original Sale Date: 08/03/2022
Deed of Trust Date: 02/14/2020 **Recording Date:** 02/19/2020 **Reception #:** 4567546
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 8, HUNTER HILL SUBDIVISION PHASE 1, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

APN #: 080701211006

Address: 415 3rd Street, Severance, CO 80546

Original Note Amt: \$391,991.00 **LoanType:** FNMA **Interest Rate:** 4.5
Current Amount: \$383,495.51 **As Of:** 08/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Rivera Altamirano, Edgar, A
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Edgar A Rivera Altamirano

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: 22-026666 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 22-0144

NED Date: 04/05/2022 **Reception #:** 4815898
Original Sale Date: 08/03/2022
Deed of Trust Date: 08/10/2020 **Recording Date:** 08/13/2020 **Reception #:** 4618767
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 26, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

Address: 337 Shenandoah Way, Lochbuie, CO 80603-7769

Original Note Amt: \$316,979.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$310,632.72 **As Of:** 10/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Diederich, Darren, R
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CELEBRITY HOME LOANS, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Darren R Diederich

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: 22-026703 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0145

NED Date: 04/06/2022 **Reception #:** 4816290
Original Sale Date: 11/16/2022
Deed of Trust Date: 07/26/2007 **Recording Date:** 07/27/2007 **Reception #:** 3493212
Re-Recording Date **Re-Recorded #:**

Legal: THE E 1/2 OF THE SW 1/4 OF SECTIONS 19, TOWNSHIP 7 NORTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

Address: 30401 WCR 78, EATON, CO 80615

Original Note Amt: \$224,000.00 **LoanType:** FNMA **Interest Rate:** 9.050
Current Amount: \$189,580.61 **As Of:** 03/31/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: JORGE CONTRERAS AND GAUDALIA CONTRERAS
Grantee (Lender On Deed of Trust): U.S. BANK NATIONAL ASSOCIATION ND
Grantor (Borrower On Deed of Trust) JORGE CONTRERAS AND GUADALIA CONTRERAS

Publication: Greeley Tribune **First Publication Date:**
Last Publication Date:

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009448259 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 22-0146

NED Date: 04/06/2022

Reception #: 4816291

Original Sale Date: 08/03/2022

Deed of Trust Date: 02/04/2013

Recording Date: 02/05/2013

Reception #: 3908116

Re-Recording Date

Re-Recorded #:

Legal: LOT 27, BLOCK 7, WINDSOR WEST, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

Address: 580 SYCAMORE DRIVE, WINDSOR, CO 80550

Original Note Amt: \$133,170.00

LoanType: FHA

Interest Rate: 3.75

Current Amount: \$115,222.61

As Of: 03/30/2022

Interest Type: Adjustable

| | |
|--|---|
| Current Lender (Beneficiary): | COLORADO HOUSING AND FINANCE AUTHORITY |
| Current Owner: | BRYAN JOSEPH EDWIN PALUMBO |
| 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) | BRYAN JOSEPH EDWIN PALUMBO |

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: 20-024481

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0147

NED Date: 04/06/2022

Reception #: 4816292

Original Sale Date: 08/03/2022

Deed of Trust Date: 08/23/2018

Recording Date: 08/27/2018

Reception #: 4426104

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 2, GREEN MEADOW SUBDIVISION 3RD FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 096130118011

Address: 1615 42ND ST, EVANS, CO 80620

Original Note Amt: \$250,381.00

LoanType: FHA

Interest Rate: 5.875

Current Amount: \$246,963.15

As Of: 03/30/2022

Interest Type: Fixed

| | |
|--|--|
| Current Lender (Beneficiary): | COLORADO HOUSING AND FINANCE AUTHORITY |
| Current Owner: | ROCKY HANCOCK |
| 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) | ROCKY HANCOCK |

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: 20-024438

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0148

NED Date: 04/07/2022 **Reception #:** 4816640
Original Sale Date: 08/10/2022
Deed of Trust Date: 09/17/2020 **Recording Date:** 09/29/2020 **Reception #:** 4634532
Re-Recording Date **Re-Recorded #:**

Legal: Lot 11, Block 2, The Meadows, County of Weld, State of Colorado.

Address: 4001 Meadows Ave, Evans, CO 80620-3104

Original Note Amt: \$280,300.00 **LoanType:** VA **Interest Rate:** 2.25
Current Amount: \$275,969.35 **As Of:** 03/31/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: Glenn H. Banman
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Glenn H. Banman

Publication: Greeley Tribune **First Publication Date:** 06/17/2022
Last Publication Date: 07/15/2022

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

Attorney File Number: 22-026968 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0149

NED Date: 04/07/2022 **Reception #:** 4816641
Original Sale Date: 08/10/2022
Deed of Trust Date: 10/20/2011 **Recording Date:** 10/21/2011 **Reception #:** 3800326
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, TIMBERLINE ADDITION-FIRST REPLAT, CITY OF EVANS, COUNTY OF WELD STATE OF COLORADO.

Address: 3801 Riverside Parkway, Evans, CO 80620

Original Note Amt: \$81,000.00 **LoanType:** Conventional **Interest Rate:** 4.5
Current Amount: \$64,341.78 **As Of:** 03/31/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A.
Current Owner: Elizabeth Gracey
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CREDIT UNION OF COLORADO, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Elizabeth Gracey

Publication: Greeley Tribune **First Publication Date:** 06/17/2022
Last Publication Date: 07/15/2022

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

Attorney File Number: 22-026385 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 22-0150

NED Date: 04/07/2022

Reception #: 4816642

Original Sale Date: 08/10/2022

Deed of Trust Date: 11/08/2019

Recording Date: 11/21/2019

Reception #: 4543708

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 3, PARKVIEW, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2221 Balsam Ave, Greeley, CO 80631

Original Note Amt: \$250,381.00

LoanType: FHA

Interest Rate: 4.375

Current Amount: \$243,979.06

As Of: 03/31/2022

Interest Type: Fixed

| | |
|--|--|
| Current Lender (Beneficiary): | COLORADO HOUSING AND FINANCE AUTHORITY |
| Current Owner: | Tanya Rochanda D. Orr |
| 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) | Tanya Rochanda D. Orr |

Publication: Greeley Tribune

First Publication Date: 06/17/2022

Last Publication Date: 07/15/2022

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

Attorney File Number: 22-026787

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0151

NED Date: 04/07/2022

Reception #: 4816643

Original Sale Date: 08/10/2022

Deed of Trust Date: 01/19/2006

Recording Date: 01/24/2006

Reception #: 3357367

Re-Recording Date

Re-Recorded #:

Legal: THE EAST 50 FEET OF LOTS 18, 19 AND 20, BLOCK 13, IN THE TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO

Address: 117 3RD STREET, EATON, CO 80615

Original Note Amt: \$81,640.00

LoanType: FNMA

Interest Rate: 7

Current Amount: \$65,868.98

As Of: 03/30/2022

Interest Type: Adjustable

| | |
|--|---|
| Current Lender (Beneficiary): | THE BANK OF NEW YORK MELLON, f/k/a The Bank of New York, successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-2 |
| Current Owner: | JAIME E FOOTE |
| Grantee (Lender On Deed of Trust): | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNION FEDERAL BANK OF INDIANAPOLIS, ITS SUCCESSORS AND ASSIGNS |
| Grantor (Borrower On Deed of Trust) | JAIME E FOOTE |

Publication: Greeley Tribune

First Publication Date: 06/17/2022

Last Publication Date: 07/15/2022

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

Attorney File Number: 22-027157

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0152

NED Date: 04/08/2022 **Reception #:** 4817090
Original Sale Date: 08/10/2022
Deed of Trust Date: 03/26/2021 **Recording Date:** 03/30/2021 **Reception #:** 4698745
Re-Recording Date **Re-Recorded #:**

Legal: OUTLOT A, GARDEN GREENS, TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO.

Address: 12124 County Road 32.5, Platteville, CO 80651

Original Note Amt: \$407,483.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$405,380.00 **As Of:** 03/23/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jimmy Fuentes
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): Jimmy Fuentes

Publication: Greeley Tribune **First Publication Date:** 06/17/2022
Last Publication Date: 07/15/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-026554 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0153

NED Date: 04/08/2022 **Reception #:** 4817091
Original Sale Date: 08/10/2022
Deed of Trust Date: 01/29/2020 **Recording Date:** 01/31/2020 **Reception #:** 4562857
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 3, WEDGWOOD P.U.D., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.
APN# 096116207014

Address: 2003 Wedgewood Dr, Greeley, CO 80631

Original Note Amt: \$216,015.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$212,826.57 **As Of:** 03/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kyle Joseph Rigli
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR The Home Loan Expert LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Kyle Joseph Rigli

Publication: Greeley Tribune **First Publication Date:** 06/17/2022
Last Publication Date: 07/15/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-026649 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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