

# Notices of Election and Demand Filed in Weld County

From April 11, 2022 Through April 15, 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:** 22-0154

**NED Date:** 04/11/2022

**Reception #:** 4817484

**Original Sale Date:** 08/10/2022

**Deed of Trust Date:** 12/21/2016

**Recording Date:** 12/27/2016

**Reception #:** 4265039

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 7, BLOCK 8, BLUE LAKE SUBDIVISION, FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 520 Vista Boulevard, Lochbuie, CO 80603

**Original Note Amt:** \$323,883.00

**LoanType:** Conventional

**Interest Rate:** 4.75

**Current Amount:** \$300,292.20

**As Of:** 04/04/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Sean Carmody
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC DBA IMORTGAGE, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Sean Carmody

**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:** 22-026754

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

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

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**Foreclosure Number:** 22-0155

**NED Date:** 04/11/2022      **Reception #:** 4817485  
**Original Sale Date:** 08/10/2022  
**Deed of Trust Date:** 06/17/2003      **Recording Date:** 06/26/2003      **Reception #:** 3077741  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 1, EAST MEADOWS SUBDIVISION, FIRST FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

**Address:** 913 East 24th Street Road, Greeley, CO 80631

**Original Note Amt:** \$129,165.00      **LoanType:** FNMA      **Interest Rate:** 5.75  
**Current Amount:** \$103,582.98      **As Of:** 04/05/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner  
Trustee for VRMTG Asset Trust  
**Current Owner:** Donna S. Medina  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Countrywide Home  
Loans, Inc., Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Donna S. Medina

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

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

**Attorney File Number:** CO-22-912744-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 22-0156

**NED Date:** 04/11/2022      **Reception #:** 4817486  
**Original Sale Date:** 08/10/2022  
**Deed of Trust Date:** 09/20/2007      **Recording Date:** 09/26/2007      **Reception #:** 3506919  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

**Address:** 3950 West 12th Street, #40, Greeley, CO 80634

**Original Note Amt:** \$232,500.00      **LoanType:** FHA      **Interest Rate:** 1.58  
**Current Amount:** \$123,393.84      **As Of:** 04/05/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LONGBRIDGE FINANCIAL, LLC  
**Current Owner:** Bruce A. Kindsvater  
**Grantee (Lender On Deed of Trust):** MOUNTAIN PACIFIC MORTGAGE COMPANY  
**Grantor (Borrower On Deed of Trust)** Bruce A. Kindsvater

**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:** 22-027166      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 22-0157

**NED Date:** 04/12/2022      **Reception #:** 4817945  
**Original Sale Date:** 08/10/2022  
**Deed of Trust Date:** 11/18/2019      **Recording Date:** 11/19/2019      **Reception #:** 4542422  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 1, RAINDANCE SUBDIVISION, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2162 Reliance Ct, Windsor, CO 80550

**Original Note Amt:** \$512,344.00      **LoanType:** VA      **Interest Rate:** 3.625  
**Current Amount:** \$509,970.31      **As Of:** 04/05/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Caliber Home Loans, Inc.  
**Current Owner:** Brad Starns  
**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):** Brad Starns

**Publication:** Greeley Tribune      **First Publication Date:** 06/17/2022  
**Last Publication Date:** 07/15/2022  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-22-913526-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 22-0158

**NED Date:** 04/13/2022      **Reception #:** 4818340  
**Original Sale Date:** 08/10/2022  
**Deed of Trust Date:** 03/09/2020      **Recording Date:** 03/11/2020      **Reception #:** 4574029  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE WEST HALF OF LOT 7, BLOCK 15, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1015 5th St, Greeley, CO 80631

**Original Note Amt:** \$274,928.00      **LoanType:** Conventional      **Interest Rate:** 3.5  
**Current Amount:** \$274,928.00      **As Of:** 04/11/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Alex Pickles  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Northpointe Bank, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Alex Pickles

**Publication:** Greeley Tribune      **First Publication Date:** 06/17/2022  
**Last Publication Date:** 07/15/2022  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO11514      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159



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**Foreclosure Number:** 22-0161

**NED Date:** 04/14/2022

**Reception #:** 4818735

**Original Sale Date:** 08/17/2022

**Deed of Trust Date:** 07/20/2018

**Recording Date:** 07/25/2018

**Reception #:** 4417814

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 18, BLOCK 10, SETTLERS VILLAGE, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO

APN #: 105912024018 PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON (3/30/2022) AT RECEPTION NO. (4814403) TO CORRECT LEGAL DESCRIPTION.

**Address:** 2362 Stage Coach Dr, Milliken, CO 80543

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

**LoanType:** FHA

**Interest Rate:** 5.25

**Current Amount:** \$318,987.47

**As Of:** 03/31/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Amanda Schlichter AND Sean Mcgaughey

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Amanda Schlichter AND Sean Mcgaughey

**Publication:** Greeley Tribune

**First Publication Date:** 06/24/2022

**Last Publication Date:** 07/22/2022

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

**Attorney File Number:** 22-027207

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

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

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**Foreclosure Number:** 22-0162

**NED Date:** 04/14/2022

**Reception #:** 4818736

**Original Sale Date:** 08/17/2022

**Deed of Trust Date:** 12/31/2019

**Recording Date:** 01/02/2020

**Reception #:** 4555144

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 4, BLOCK 8, SPACIOUS LIVING FILING NO. 4, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 804 Plum Ave, Lochbuie, CO 80603

**Original Note Amt:** \$171,204.00

**LoanType:** FHA

**Interest Rate:** 3.25

**Current Amount:** \$169,218.04

**As Of:** 04/12/2022

**Interest Type:** Fixed

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

**Publication:** Greeley Tribune

**First Publication Date:** 06/24/2022

**Last Publication Date:** 07/22/2022

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

**Attorney File Number:** 22-027230

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

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

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From April 11, 2022 Through April 15, 2022

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**Foreclosure Number:** 22-0163

**NED Date:** 04/14/2022      **Reception #:** 4818737  
**Original Sale Date:** 08/17/2022  
**Deed of Trust Date:** 06/03/2020      **Recording Date:** 06/24/2020      **Reception #:** 4601922  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 8, WESTVIEW SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 7140 Shavano Circle, Frederick, CO 80504

**Original Note Amt:** \$481,312.00      **LoanType:** VA      **Interest Rate:** 2.75  
**Current Amount:** \$481,312.00      **As Of:** 04/12/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CrossCountry Mortgage LLC  
**Current Owner:** Oscar A. Pitts and Amanda Lemon  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., As Beneficiary, As Nominee for CrossCountry Mortgage  
**Grantor (Borrower On Deed of Trust):** Oscan A. Pitts and Amanda Lemon

**Publication:** Greeley Tribune      **First Publication Date:** 06/24/2022  
**Last Publication Date:** 07/22/2022

**Attorney for Beneficiary:** Messner & Reeves, LLC

**Attorney File Number:** 8014.0131274      **Phone:** (303) 62-31800      **Fax:** (303) 62-30552

**Foreclosure Number:** 22-0164

**NED Date:** 04/15/2022      **Reception #:** 4819006  
**Original Sale Date:** 08/17/2022  
**Deed of Trust Date:** 04/01/2015      **Recording Date:** 04/03/2015      **Reception #:** 4095942  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 8, SILVER PEAKS FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

APN: R4024706

**Address:** 304 Hermosa Street, Brighton, CO 80603

**Original Note Amt:** \$260,200.00      **LoanType:** FHA      **Interest Rate:** 3.875  
**Current Amount:** \$239,871.15      **As Of:** 08/01/2021      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Raul Vigil  
**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):** Raul Vigil

**Publication:** Greeley Tribune      **First Publication Date:** 06/24/2022  
**Last Publication Date:** 07/22/2022

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

**Attorney File Number:** 19-021813      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 22-0165

**NED Date:** 04/15/2022

**Reception #:** 4819007

**Original Sale Date:** 08/17/2022

**Deed of Trust Date:** 06/02/2017

**Recording Date:** 06/05/2017

**Reception #:** 4307612

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 2, BLOCK 67, ARISTOCRAT RANCHETTES THIRD FILING, COUNTY OF WELD, STATE OF COLORADO.

APN #: 130926316006

**Address:** 16104 Good Avenue, Fort Lupton, CO 80621

**Original Note Amt:** \$286,150.00

**LoanType:** Conventional

**Interest Rate:** 4.625

**Current Amount:** \$275,690.14

**As Of:** 04/12/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Roger W Harris AND Tina M Harris
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NOVA FINANCIAL & INVESTMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Roger W Harris AND Tina M Harris

**Publication:** Greeley Tribune

**First Publication Date:** 06/24/2022

**Last Publication Date:** 07/22/2022

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

**Attorney File Number:** 22-027205

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

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