

Notices of Election and Demand Filed in Weld County

From April 18, 2022 Through April 22, 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: 22-0166

NED Date: 04/18/2022 **Reception #:** 4819376
Original Sale Date: 08/17/2022
Deed of Trust Date: 02/14/2018 **Recording Date:** 02/23/2018 **Reception #:** 4377396
Re-Recording Date **Re-Recorded #:**

Legal: Lot 11, Block 12, Fourth Addition to Sherwood Park, in the City of Greeley, County of Weld, State of Colorado.

Address: 1431 33rd Avenue, Greeley, CO 80634

Original Note Amt: \$128,000.00 **LoanType:** Private **Interest Rate:** 1.5
Current Amount: \$128,000.00 **As Of:** 04/06/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Jolene Luster
Current Owner: Cody L Trevino and Ashley M. Wagner
Grantee (Lender On Deed of Trust): Jolene Luster
Grantor (Borrower On Deed of Trust): CANEXA Group, LLC, a Colorado limited liability company, and Cody L. Trevino

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

Attorney for Beneficiary: Coan, Payton & Payne, LLC

Attorney File Number: 12-453-101 **Phone:** (970)339-3500 **Fax:**

Foreclosure Number: 22-0167

NED Date: 04/18/2022 **Reception #:** 4819377
Original Sale Date: 08/17/2022
Deed of Trust Date: 06/12/2014 **Recording Date:** 06/17/2014 **Reception #:** 4024298
Re-Recording Date **Re-Recorded #:**

Legal: Lots 1 through 8, inclusive, Block 20, CLAYTON PARK, in the City of Greeley, County of Weld, State of Colorado, Together with that portion of the alley adjacent to said lots vacated by Ordinance No. 27, 1974 recorded April 15, 1975 at Reception No. 1658170, Also Together with the South half of 'A' Street and the North half of the 1st Street adjoining said Block 20, Clayton Park as vacated by Ordinance No. 25, 1966 recorded June 7, 1996 at Reception No. 2495276

Address: For informational purposes only: 109 - 113 North 6th Ave, Greeley, CO 80631

Original Note Amt: \$900,000.00 **LoanType:** Conventional **Interest Rate:** 5.75
Current Amount: \$747,956.36 **As Of:** 04/05/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, NATIONAL ASSOCIATION
Current Owner: EXIT LTP INVESTMENTS LLC
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, NATIONAL ASSOCIATION
Grantor (Borrower On Deed of Trust): EXIT LTP INVESTMENTS LLC

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

Attorney for Beneficiary: The Law Offices Of Eric L. Nesbitt P.C.

Attorney File Number: 0 **Phone:** (303)741-2354 **Fax:** (303)346-5290

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Foreclosure Number: 22-0168

NED Date: 04/18/2022 **Reception #:** 4819378
Original Sale Date: 08/17/2022
Deed of Trust Date: 04/26/2018 **Recording Date:** 04/27/2018 **Reception #:** 4394267
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 5, SECOND ADDITION TO PARISH HEIGHTS, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

Address: 20 North Estes Avenue, Johnstown, CO 80534

Original Note Amt: \$260,200.00 **LoanType:** FHA **Interest Rate:** 5.625
Current Amount: \$250,927.95 **As Of:** 04/13/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Oren Thomas Wright
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): Oren Thomas Wright

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: 22-027298 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0169

NED Date: 04/19/2022 **Reception #:** 4819778
Original Sale Date: 08/17/2022
Deed of Trust Date: 10/17/2019 **Recording Date:** 10/17/2019 **Reception #:** 4533422
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 11, WESTMOOR ACRES, FIRST FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN#: 095902307008

Address: 4432 W 6th St, Greeley, CO 80634

Original Note Amt: \$299,475.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$293,080.79 **As Of:** 04/13/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: James L Sweigart
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): James L Sweigart

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: 22-027276 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 22-0170

NED Date: 04/20/2022

Reception #: 4820136

Original Sale Date: 08/17/2022

Deed of Trust Date: 10/31/2019

Recording Date: 11/06/2019

Reception #: 4538927

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 14, SIXTH ADDITION TO EDWARDS HOMES, COUNTY OF WELD, STATE OF COLORADO.

Address: 537 36th Ave Ct, Greeley, CO 80634

Original Note Amt: \$294,566.00

LoanType: FHA

Interest Rate: 4.375

Current Amount: \$289,293.48

As Of: 04/15/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Evangeline Aragon AND Guy Aragon
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)	Evangeline Aragon AND Guy Aragon

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: 22-027335

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0171

NED Date: 04/20/2022

Reception #: 4820137

Original Sale Date: 08/17/2022

Deed of Trust Date: 12/05/2006

Recording Date: 12/08/2006

Reception #: 3440521**

Re-Recording Date: 06/27/2007

Re-Recorded #: 3486186

Legal: LOT 36, LIBERTY RANCH FILING NO. 1, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

**This loan has been modified by a Modification Agreement having an effective date of December 1, 2019.

Address: 13602 Wrangler Way, Mead, CO 80542

Original Note Amt: \$213,756.00

LoanType: FNMA

Interest Rate: 6.875

Current Amount: \$252,857.56

As Of: 04/15/2022

Interest Type: Adjustable

Current Lender (Beneficiary):	Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee for CSMC 2018-RPL6 Trust
Current Owner:	Keith Grable and Susan Grable
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cornerstone Mortgage Company, its successors and assigns
Grantor (Borrower On Deed of Trust)	Keith Grable and Susan Grable

Publication: Greeley Tribune

First Publication Date: 06/24/2022

Last Publication Date: 07/22/2022

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.

Attorney File Number: CO11572

Phone: (303) 27-40155

Fax: (303) 27-40159

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Foreclosure Number: 22-0172

NED Date: 04/20/2022 **Reception #:** 4820138
Original Sale Date: 08/17/2022
Deed of Trust Date: 11/07/2018 **Recording Date:** 11/13/2018 **Reception #:** 4445956
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 7, EATON COMMONS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 422 Laurel Avenue, Eaton, CO 80615

Original Note Amt: \$239,168.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$228,689.92 **As Of:** 04/15/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing
Current Owner: Jaren Scott Sorensen
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for New Penn Financial, LLC, its Successors and Assigns
Grantor (Borrower On Deed of Trust): Jarren Scott Sorensen

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

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-22-913224-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 22-0173

NED Date: 04/21/2022 **Reception #:** 4820539
Original Sale Date: 08/24/2022
Deed of Trust Date: 06/24/2020 **Recording Date:** 06/29/2020 **Reception #:** 4603226
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 13, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

Address: 772 Canyon Lane, Lochbuie, CO 80603

Original Note Amt: \$338,751.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$337,683.21 **As Of:** 04/15/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Tracy Waters
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): Tracy Waters

Publication: Greeley Tribune **First Publication Date:** 07/01/2022
Last Publication Date: 07/29/2022

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027338 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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