

Notices of Election and Demand Filed in Weld County

From May 02, 2022 Through May 06, 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: 22-0188

NED Date: 05/03/2022

Reception #: 4823705

Original Sale Date: 08/24/2022

Deed of Trust Date: 02/26/2015

Recording Date: 03/11/2015

Reception #: 4089276

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 8, WESTMOOR WEST, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Parcel ID Number: 095903408002

Address: 4834 West 6th Street Road, Greeley, CO 80634

Original Note Amt: \$143,200.00

LoanType: Conventional

Interest Rate: 4.875

Current Amount: \$136,577.27

As Of: 04/21/2022

Interest Type: Fixed

Current Lender (Beneficiary):	SPECIALIZED LOAN SERVICING LLC
Current Owner:	Richard L. Nix
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)	Richard L. Nix

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: 22-027430

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0194

NED Date: 05/03/2022

Reception #: 4823706

Original Sale Date: 08/31/2022

Deed of Trust Date: 06/02/2016

Recording Date: 06/07/2016

Reception #: 4209484

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 096135000022

Address: 24973 County Road 47, La Salle, CO 80645

Original Note Amt: \$201,286.00

LoanType: FHA

Interest Rate: 4.375

Current Amount: \$187,413.22

As Of: 04/25/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Juan Enrique Meza Arredondo
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)	Juan Enrique Meza Arredondo

Publication: Greeley Tribune

First Publication Date: 07/08/2022

Last Publication Date: 08/05/2022

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

Attorney File Number: 22-027395

Phone: (303)706-9990

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Foreclosure Number: 22-0195

NED Date: 05/04/2022 **Reception #:** 4824298
Original Sale Date: 08/31/2022
Deed of Trust Date: 10/05/2018 **Recording Date:** 10/08/2018 **Reception #:** 4436901
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 3, HUNTERS RESERVE - SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 3929 Mallard Ave, Evans, CO 80620

Original Note Amt: \$274,928.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: \$262,024.32 **As Of:** 04/25/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jesus Gallardo
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) Jesus Gallardo

Publication: Greeley Tribune **First Publication Date:** 07/08/2022
Last Publication Date: 08/05/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027392 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0196

NED Date: 05/04/2022 **Reception #:** 4824299
Original Sale Date: 08/31/2022
Deed of Trust Date: 02/24/2020 **Recording Date:** 02/25/2020 **Reception #:** 4569368
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, SEVERANCE SHORES SUBDIVISION, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO.
ACCOUNT: R8958669

Address: 1521 Wavecrest Dr, Severance, CO 80550

Original Note Amt: \$353,969.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$344,296.91 **As Of:** 04/26/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Rafael O Madrid
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) Rafael O Madrid

Publication: Greeley Tribune **First Publication Date:** 07/08/2022
Last Publication Date: 08/05/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027429 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 22-0197

NED Date: 05/04/2022

Reception #: 4824300

Original Sale Date: 08/31/2022

Deed of Trust Date: 08/22/2019

Recording Date: 08/28/2019

Reception #: 4518215

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 6, BITTERSWEET, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1428 40th Avenue, Greeley, CO 80634

Original Note Amt: \$245,823.00

LoanType: FHA

Interest Rate: 4.875

Current Amount: \$243,990.91

As Of: 04/26/2022

Interest Type: Fixed

Current Lender (Beneficiary):	MidFirst Bank
Current Owner:	Arthur Carl Mennare II
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for JFQ Lending, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Arthur Carl Mennare II

Publication: Greeley Tribune

First Publication Date: 07/08/2022

Last Publication Date: 08/05/2022

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-22-925419-LL

Phone: (877)369-6122

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