

# Notices of Election and Demand Filed in Weld County

From May 09, 2022 Through May 13, 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:** 22-0198

**NED Date:** 05/09/2022

**Reception #:** 4825494

**Original Sale Date:** 09/07/2022

**Deed of Trust Date:** 03/28/2008

**Recording Date:** 04/03/2008

**Reception #:** 3545213

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** A TRACT OF LAND IN THE SOUTH 1/2 OF SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 721.88 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 29, THENCE NORTH 290 FEET TO A POINT; THENCE EAST 168 FEET TO A POINT; THENCE SOUTH 290 FEET TO THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST 1/4, THENCE WEST 168 FEET TO POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO

**Address:** 13210 County Road 4, Brighton, CO 80603

**Original Note Amt:** \$264,000.00

**LoanType:** REVERSE MORTGAGE

**Interest Rate:**

**Current Amount:** \$164,106.33

**As Of:** 04/28/2022

**Interest Type:** Adjustable

<b>Current Lender (Beneficiary):</b>	Mortgage Assets Management, LLC
<b>Current Owner:</b>	Tanya Lynn Elchuck Personal Representative of Ted Crim
<b>Grantee (Lender On Deed of Trust):</b>	Universal Lending Corporation
<b>Grantor (Borrower On Deed of Trust)</b>	Ted W. Crim

**Publication:** Greeley Tribune

**First Publication Date:** 07/15/2022

**Last Publication Date:** 08/12/2022

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

**Attorney File Number:** CO-22-912812-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369

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**Foreclosure Number:** 22-0199

**NED Date:** 05/09/2022      **Reception #:** 4825495  
**Original Sale Date:** 09/07/2022  
**Deed of Trust Date:** 09/06/2019      **Recording Date:** 09/19/2019      **Reception #:** 4524814  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 2, LANCASTOR NORTH ADDITION - FIFTH FILING, IN THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO  
APN #: 130932319018

**Address:** 1101 Lantern Drive, Fort Lupton, CO 80621

**Original Note Amt:** \$255,721.00      **LoanType:** FHA      **Interest Rate:** 3.125  
**Current Amount:** \$264,636.36      **As Of:** 04/27/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Kimberly Lechnir AND Michael Lechnir  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Kimberly Lechnir AND Michael Lechnir

**Publication:** Greeley Tribune      **First Publication Date:** 07/15/2022  
**Last Publication Date:** 08/12/2022  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 22-027399      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 22-0200

**NED Date:** 05/09/2022      **Reception #:** 4825496  
**Original Sale Date:** 09/07/2022  
**Deed of Trust Date:** 12/12/2018      **Recording Date:** 12/14/2018      **Reception #:** 4453855  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 10, AMENDED MAP OF A PORTION OF BRENTWOOD PARK, COUNTY OF WELD, STATE OF COLORADO.  
PARCEL ID NUMBER: 095913411003

**Address:** 2510 W 25th Street Rd, Greeley, CO 80634

**Original Note Amt:** \$265,821.00      **LoanType:** FHA      **Interest Rate:** 5.25  
**Current Amount:** \$255,021.40      **As Of:** 04/29/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Robert Michael Johnson AND Selina M Johnson  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GATEWAY MORTGAGE GROUP, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Robert Michael Johnson AND Selina M Johnson

**Publication:** Greeley Tribune      **First Publication Date:** 07/15/2022  
**Last Publication Date:** 08/12/2022  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 22-027303      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 22-0201

**NED Date:** 05/09/2022      **Reception #:** 4825497  
**Original Sale Date:** 09/07/2022  
**Deed of Trust Date:** 03/22/2006      **Recording Date:** 04/10/2006      **Reception #:** 3378195  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 36, THIRD AMENDMENT PLAT OF GLEN MEADOW TOWN HOMES, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1766 Glen Meadows Drive, Greeley, CO 80631

**Original Note Amt:** \$210,000.00      **LoanType:** REVERSE MORTGAGE      **Interest Rate:** 6.26  
**Current Amount:** \$166,880.01      **As Of:** 04/28/2022      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wilmington Savings Fund Society FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust HB4  
**Current Owner:** Helen O. Stoltz  
**Grantee (Lender On Deed of Trust):** Financial Freedom Senior Funding Corporation, a Subsidiary of Indy MAC Bank, F.S.B.  
**Grantor (Borrower On Deed of Trust):** Helen O. Stoltz

**Publication:** Greeley Tribune      **First Publication Date:** 07/15/2022  
**Last Publication Date:** 08/12/2022  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-22-914616-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 22-0202

**NED Date:** 05/09/2022      **Reception #:** 4825498  
**Original Sale Date:** 09/07/2022  
**Deed of Trust Date:** 09/15/2021      **Recording Date:** 09/23/2021      **Reception #:** 4759197  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 42, Rollig Hills Ranch Phase 14, Town of Johnstown, County of Weld, State of Colorado.

**Address:** 1725 Parkridge Dr, Johnstown, CO 80534

**Original Note Amt:** \$622,500.00      **LoanType:** REVERSE MORTGAGE      **Interest Rate:** 2.080  
**Current Amount:** \$142,038.74      **As Of:** 05/03/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Reverse Mortgage Funding LLC  
**Current Owner:** Robert F. Kempa  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary as nominee for Reverse Mortgage Funding LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Robert F. Kempa

**Publication:** Greeley Tribune      **First Publication Date:** 07/15/2022  
**Last Publication Date:** 08/12/2022  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO11607      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

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**Foreclosure Number:** 22-0203

**NED Date:** 05/09/2022      **Reception #:** 4825499  
**Original Sale Date:** 09/07/2022  
**Deed of Trust Date:** 05/15/2017      **Recording Date:** 05/16/2017      **Reception #:** 4302644  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 75, ARISTOCRAT RANCHETTES, THIRD FILING, COUNTY OF WELD, STATE OF COLORADO

**Address:** 16458 LAMB AVENUE, FORT LUPTON, CO 80621

**Original Note Amt:** \$257,051.00      **LoanType:** FHA      **Interest Rate:** 4.25  
**Current Amount:** \$238,137.27      **As Of:** 04/18/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BOKF, N.A.  
**Current Owner:** NICKOLAUS R WANKER  
**Grantee (Lender On Deed of Trust):** BOKF NA DBA COLORADO STATE BANK AND TRUST  
**Grantor (Borrower On Deed of Trust):** NICKOLAUS R WANKER

**Publication:** Greeley Tribune      **First Publication Date:** 07/15/2022  
**Last Publication Date:** 08/12/2022

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48034296      **Phone:** (877)353-2146      **Fax:**

**Foreclosure Number:** 22-0204

**NED Date:** 05/11/2022      **Reception #:** 4826176  
**Original Sale Date:** 09/07/2022  
**Deed of Trust Date:** 03/08/2019      **Recording Date:** 03/11/2019      **Reception #:** 4472450  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 10, Block 7, Second Addition to Westview, City of Greeley, County of Weld, State of Colorado.

**Address:** 2446 W 12th St, Greeley, CO 80634-3541

**Original Note Amt:** \$255,290.00      **LoanType:** FHA      **Interest Rate:** 5.25  
**Current Amount:** \$251,071.80      **As Of:** 05/04/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Dana Lynn Ralston  
**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):** Dana Lynn Ralston

**Publication:** Greeley Tribune      **First Publication Date:** 07/15/2022  
**Last Publication Date:** 08/12/2022

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

**Attorney File Number:** 22-027447      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 22-0205

**NED Date:** 05/13/2022      **Reception #:** 4827181  
**Original Sale Date:** 09/14/2022  
**Deed of Trust Date:** 09/14/2006      **Recording Date:** 09/18/2006      **Reception #:** 3420337  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 10, TIMBER RIDGE PUD THIRD FILING, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1938 Mahogany Way, Severance, CO 80546

**Original Note Amt:** \$193,600.00      **LoanType:** CONV      **Interest Rate:** 5  
**Current Amount:** \$139,749.57      **As Of:** 04/27/2022      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust  
**Current Owner:** Gonzalo L Gonzales and Lena J Gonzales  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Countrywide Home Loans, Inc.  
**Grantor (Borrower On Deed of Trust):** Gonzalo L Gonzales and Lena J Gonzales

**Publication:** Greeley Tribune      **First Publication Date:** 07/22/2022  
**Last Publication Date:** 08/19/2022  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 22CO00141-1      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

**Foreclosure Number:** 22-0206

**NED Date:** 05/13/2022      **Reception #:** 4827182  
**Original Sale Date:** 09/14/2022  
**Deed of Trust Date:** 02/27/2006      **Recording Date:** 03/06/2006      **Reception #:** 3368017  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 4, TIMBER RIDGE PUD 1ST FILING, A SUBDIVISION OF THE TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 836 Cliff Rose Way, Severance, CO 80546

**Original Note Amt:** \$89,000.00      **LoanType:** Conventional      **Interest Rate:** 0  
**Current Amount:** \$21,674.26      **As Of:** 05/03/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Greeley Area Habitat for Humanity, Inc.  
**Current Owner:** Marion Christian Matson and Tracy Lousie Matson  
**Grantee (Lender On Deed of Trust):** Habitat for Humanity of Windsor, Inc., A Colorado Non-Profit Corporation  
**Grantor (Borrower On Deed of Trust):** Marion Christian Matson and Tracy Louise Matson

**Publication:** Greeley Tribune      **First Publication Date:** 07/22/2022  
**Last Publication Date:** 08/19/2022  
**Attorney for Beneficiary:** Coan, Payton & Payne, LLC  
**Attorney File Number:** 07-137-107      **Phone:** (970)339-3500      **Fax:**

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**Foreclosure Number:** 22-0207

**NED Date:** 05/13/2022

**Reception #:** 4827183

**Original Sale Date:** 09/14/2022

**Deed of Trust Date:** 11/16/2018

**Recording Date:** 11/19/2018

**Reception #:** 4447540

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOTS 14, 15 AND 16, BLOCK 49, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 506 ASH ST, HUDSON, CO 80642

**Original Note Amt:** \$291,129.00

**LoanType:** FHA

**Interest Rate:** 5.25

**Current Amount:** \$277,269.05

**As Of:** 05/05/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	STEVEN L HARRIS
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC, ITS SUCCESORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	STEVEN L HARRIS

**Publication:** Greeley Tribune

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

**Last Publication Date:** 08/19/2022

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

**Attorney File Number:** 22-027350

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

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