

Notices of Election and Demand Filed in Weld County

From May 16, 2022 Through May 20, 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: 22-0208

NED Date: 05/17/2022

Reception #: 4827875

Original Sale Date: 09/14/2022

Deed of Trust Date: 11/15/2013

Recording Date: 11/18/2013

Reception #: 3978602

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 10, NORTH CREEK AT MEAD, COUNTY OF WELD, STATE OF COLORADO.

Address: 16789 West View Drive, Mead, CO 80542-9778

Original Note Amt: \$229,336.00

LoanType: FNMA

Interest Rate: 3.75

Current Amount: \$197,007.22

As Of: 05/09/2022

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Taylor J. Pruss
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Stearns Lending, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Taylor J. Pruss

Publication: Greeley Tribune

First Publication Date: 07/22/2022

Last Publication Date: 08/19/2022

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

Attorney File Number: CO11640

Phone: (303) 27-40155

Fax: (303) 27-40159

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Foreclosure Number: 22-0209

NED Date: 05/19/2022 **Reception #:** 4828684
Original Sale Date: 09/21/2022
Deed of Trust Date: 03/15/2019 **Recording Date:** 03/20/2019 **Reception #:** 4474536
Re-Recording Date **Re-Recorded #:**

Legal: LOT 30, TIMBERLINE ADDITION - FIRST REPLAT, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 096129110030

Address: 3713 Riverside Pkwy, Evans, CO 80620

Original Note Amt: \$235,653.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$227,005.04 **As Of:** 11/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JOHN COOKLIN AND JESSICA DALE COOKLIN
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) John Cooklin

Publication: Greeley Tribune **First Publication Date:** 07/29/2022
Last Publication Date: 08/26/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027487 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0210

NED Date: 05/19/2022 **Reception #:** 4828685
Original Sale Date: 09/21/2022
Deed of Trust Date: 02/23/2018 **Recording Date:** 03/01/2018 **Reception #:** 4378737
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 7, MOUNTAIN SHADOW SUBDIVISION FILING NO. 1, TOWN OF FIRESTONE, COUNTY OF WELD,
STATE OF COLORADO.

Address: 11186 Cimarron Street, Firestone, CO 80504

Original Note Amt: \$206,750.00 **LoanType:** Conventional **Interest Rate:** 4.25
Current Amount: \$193,213.14 **As Of:** 05/12/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Elevations Credit Union
Current Owner: Bonnie F. Ochsner
Grantee (Lender On Deed of Trust): Elevations Credit Union
Grantor (Borrower On Deed of Trust) Bonnie F. Ochsner

Publication: Greeley Tribune **First Publication Date:** 07/29/2022
Last Publication Date: 08/26/2022
Attorney for Beneficiary: Messner & Reeves, LLC
Attorney File Number: 8020.0073/292 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

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Foreclosure Number: 22-0211

NED Date: 05/19/2022 **Reception #:** 4828686
Original Sale Date: 09/21/2022
Deed of Trust Date: 12/23/2003 **Recording Date:** 12/29/2003 **Reception #:** 3139370
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 5, CENTENNIAL FARMS SUBDIVISION, A SUBDIVISION OF THE TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

Address: 1368 South Irene, Milliken, CO 80543

Original Note Amt: \$98,502.10 **LoanType:** Conventional **Interest Rate:** 0
Current Amount: \$44,051.72 **As Of:** 09/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Usher, Jennifer
Grantee (Lender On Deed of Trust): GREELEY AREA HABITAT FOR HUMANITY, INC.
Grantor (Borrower On Deed of Trust): Jennifer Usher

Publication: Greeley Tribune **First Publication Date:** 07/29/2022
Last Publication Date: 08/26/2022

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

Attorney File Number: 22-027491 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0212

NED Date: 05/19/2022 **Reception #:** 4828687
Original Sale Date: 09/21/2022
Deed of Trust Date: 09/28/2018 **Recording Date:** 10/02/2018 **Reception #:** 4435595
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit A

Address: 3334 Apple Blossom Way Unit 1, Evans, CO 80634

Original Note Amt: \$220,000.00 **LoanType:** VA **Interest Rate:** 5.625
Current Amount: \$210,652.63 **As Of:** 05/13/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Joshua T. Tennent
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Pacific Union Financial, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Joshua T. Tennent

Publication: Greeley Tribune **First Publication Date:** 07/29/2022
Last Publication Date: 08/26/2022

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

Attorney File Number: CO11651 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159