

Notices of Election and Demand Filed in Weld County

From November 28, 2022 Through December 02, 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: 22-0407

NED Date: 11/28/2022 **Reception #:** 4868908
Original Sale Date: 03/29/2023
Deed of Trust Date: 03/28/2018 **Recording Date:** 03/28/2018 **Reception #:** 4386418
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 2902 13Th Ave, Greeley, CO 80631-1029

Original Note Amt: \$245,373.00 **LoanType:** FHA **Interest Rate:** 3.75
Current Amount: \$225,284.20 **As Of:** 06/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Straley, Jeffery, W
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): Jeffery W Straley

Publication: Greeley Tribune **First Publication Date:** 02/03/2023
Last Publication Date: 03/03/2023

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

Attorney File Number: 22-028781 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0408

NED Date: 11/28/2022 **Reception #:** 4868909
Original Sale Date: 03/29/2023
Deed of Trust Date: 11/30/2021 **Recording Date:** 12/02/2021 **Reception #:** 4781416
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 4, THE RIDGE AT HARMONY ROAD SUBDIVISION THIRD FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Address: 1572 ILLINGWORTH DRIVE, WINDSOR, CO 80550

Original Note Amt: \$493,838.00 **LoanType:** CONVENTIONAL **Interest Rate:** 3.500
Current Amount: \$493,060.81 **As Of:** 02/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: XIN YANG LIU
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERIFIRST FINANCIAL, INC.
Grantor (Borrower On Deed of Trust): XINYANG LIU

Publication: Greeley Tribune **First Publication Date:** 02/03/2023
Last Publication Date: 03/03/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009650714 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 22-0409

NED Date: 11/30/2022 **Reception #:** 4869443
Original Sale Date: 07/12/2023
Deed of Trust Date: 10/17/2019 **Recording Date:** 10/23/2019 **Reception #:** 4534771
Re-Recording Date **Re-Recorded #:**

Legal: LOT A, RECORDED EXEMPTION NO. 0303-11-1 RECX 18-0137, RECORDED MARCH 18, 2019 AT RECEPTION NO. 4474125, LOCATED IN THE E 1/2 SECTION 11, TOWNSHIP 10 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

Address: TBD Weld County Rd. 118, Carr, CO 80612

Original Note Amt: \$360,000.00 **LoanType:** Construction **Interest Rate:** 0.160
Current Amount: \$349,508.24 **As Of:** 10/27/2022 **Interest Type:** Fixed

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| Current Lender (Beneficiary): | First National Bank of Omaha, successor by merger to Western States Bank |
| Current Owner: | Gro Solutions, LLC |
| Grantee (Lender On Deed of Trust): | Western States Bank |
| Grantor (Borrower On Deed of Trust) | Gro Solutions, LLC, a limited liability company |

Publication: Greeley Tribune **First Publication Date:** 05/19/2023
Last Publication Date: 06/16/2023

Attorney for Beneficiary: Ringenberg & Beller PC

Attorney File Number: 0 **Phone:** (970)482-1056 **Fax:**

Foreclosure Number: 22-0410

NED Date: 11/30/2022 **Reception #:** 4869444
Original Sale Date: 03/29/2023
Deed of Trust Date: 02/25/2005 **Recording Date:** 03/02/2005 **Reception #:** 3265031
Re-Recording Date **Re-Recorded #:**

Legal: Lot 16, Block 3, Broadview Acres Second Addition, A Subdivision of the City of Greeley, County of Weld, State of Colorado.

Address: 524 26th Avenue Court, Greeley, CO 80634

Original Note Amt: \$29,500.00 **LoanType:** Conventional **Interest Rate:** 11
Current Amount: \$23,307.15 **As Of:** 11/18/2022 **Interest Type:** Fixed

| | |
|--|--|
| Current Lender (Beneficiary): | Wells Fargo Bank National Association, as Trustee for SACO I Trust 2005-2, Mortgage Pass-Through Certificates, Series 2005-2 |
| Current Owner: | William Robert Hojio |
| Grantee (Lender On Deed of Trust): | Union Federal Bank of Indianapolis |
| Grantor (Borrower On Deed of Trust) | William Robert Hojio |

Publication: Greeley Tribune **First Publication Date:** 02/03/2023
Last Publication Date: 03/03/2023

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

Attorney File Number: CO12055 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 22-0411

NED Date: 11/30/2022

Reception #: 4869445

Original Sale Date: 03/29/2023

Deed of Trust Date: 03/23/2005

Recording Date: 04/07/2005

Reception #: 3275387

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 7, SOUTHMOOR VILLAGE SECOND FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 096119202002

Address: 2275 31St Street, Greeley, CO 80631

Original Note Amt: \$135,000.00

LoanType: Conventional

Interest Rate: 6.25

Current Amount: \$93,104.81

As Of: 07/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK , successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-5

Current Owner: Armagost, Charisse, Marie

Grantee (Lender On Deed of Trust): AMERIQUEST MORTGAGE COMPANY

Grantor (Borrower On Deed of Trust) Charisse Marie Armagost

Publication: Greeley Tribune

First Publication Date: 02/03/2023

Last Publication Date: 03/03/2023

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

Attorney File Number: 19-023713

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0412

NED Date: 11/30/2022 **Reception #:** 4869446
Original Sale Date: 03/29/2023
Deed of Trust Date: 05/14/2021 **Recording Date:** 05/20/2021 **Reception #:** 4717160
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 4, HOMESTEAD HEIGHTS SUBDIVISION FILING III,
A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2318 73rd Ave, Greeley, CO 80634

Original Note Amt: \$455,235.00 **LoanType:** VA **Interest Rate:** 2.875
Current Amount: \$447,983.13 **As Of:** 11/22/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Chad Aaron Martinez and Jennifer Leigh Martinez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Thrive Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Chad Aaron Martinez and Jennifer Leigh Martinez

Publication: Greeley Tribune **First Publication Date:** 02/03/2023
Last Publication Date: 03/03/2023
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO20066 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 22-0413

NED Date: 11/30/2022 **Reception #:** 4869447
Original Sale Date: 03/29/2023
Deed of Trust Date: 10/31/2016 **Recording Date:** 11/02/2016 **Reception #:** 4250322
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, L & K SUBDIVISION FIRST FILING, TOWN OF NUNN, COUNTY OF WELD, STATE OF COLORADO.

Address: 590 5TH STREET, NUNN, CO 80648

Original Note Amt: \$181,500.00 **LoanType:** VA **Interest Rate:** 3.875
Current Amount: \$167,952.61 **As Of:** 11/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: COBRA LEE ANN HOWARD AND JARED AUSTIN HOWARD
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MOVEMENT MORTGAGE, LLC
Grantor (Borrower On Deed of Trust): COBRA LEE ANN HOWARD AND JARED AUSTIN HOWARD

Publication: Greeley Tribune **First Publication Date:** 02/03/2023
Last Publication Date: 03/03/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009567272 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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