

# Notices of Election and Demand Filed in Weld County

From December 12, 2022 Through December 16, 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:** 22-0421

**NED Date:** 12/12/2022

**Reception #:** 4871537

**Original Sale Date:** 04/12/2023

**Deed of Trust Date:** 11/11/2017

**Recording Date:** 11/16/2017

**Reception #:** 4353166

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 26, BLOCK 1, WESTVIEW, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.  
APN #: 095912116004

**Address:** 1314 23Rd Ave Ct, Greeley, CO 80634

**Original Note Amt:** \$242,500.00

**LoanType:** VA

**Interest Rate:** 3.25

**Current Amount:** \$231,777.57

**As Of:** 12/05/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** FREEDOM MORTGAGE CORPORATION

**Current Owner:** Tammara Thayer

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
PARAMOUNT EQUITY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Tammara Thayer

**Publication:** Greeley Tribune

**First Publication Date:** 02/17/2023

**Last Publication Date:** 03/17/2023

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

**Attorney File Number:** 22-028931

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

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

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**Foreclosure Number:** 22-0422

**NED Date:** 12/12/2022

**Reception #:** 4871538

**Original Sale Date:** 04/12/2023

**Deed of Trust Date:** 09/26/2007

**Recording Date:** 09/28/2007

**Reception #:** 3507671

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 2, BLOCK 1, VISTA RIDGE FLING NO. 1T, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1967 Alpine Drive, Erie, CO 80516

**Original Note Amt:** \$321,128.00

**LoanType:** Conventional Residential

**Interest Rate:** 4.625

**Current Amount:** \$248,221.16

**As Of:** 12/01/2021

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1

**Current Owner:** Primpaje Ethington and Timothy W Ethington

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for DHI Mortgage Company LTD, Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Primpaje Ethington and Timothy W Ethington

**Publication:** Greeley Tribune

**First Publication Date:** 02/17/2023

**Last Publication Date:** 03/17/2023

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

**Attorney File Number:** CO-22-944613-LL

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

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

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**Foreclosure Number:** 22-0423

**NED Date:** 12/13/2022

**Reception #:** 4871795

**Original Sale Date:** 04/12/2023

**Deed of Trust Date:** 05/27/2016

**Recording Date:** 06/06/2016

**Reception #:** 4209082

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Description: LOT 6, BLOCK 18, WILLOWBROOK SUBDIVISION ACCORDING TO INSTRUMENT RECORDED AUGUST 17, 2001 UNDER RECEPTION NO. 2875802, FORMERLY KNOWN AS SEARS FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

\*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. §38-35-109(5) recorded in the records of Weld County, Colorado, on September 3, 2021 at Reception No. 4752749 to correct the legal description

**Address:** 2712 Water Front St, Evans, CO 80620

**Original Note Amt:** \$211,105.00

**LoanType:** FHA

**Interest Rate:** 3.875

**Current Amount:** \$182,187.91

**As Of:** 12/06/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** MidFirst Bank

**Current Owner:** Jeremy Michael Startzer, joined herein pro forma by his spouse, Danielle T Startzer

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Nations Reliable Lending, LLC, Its Successors and Assigns

**Grantor (Borrower On Deed of Trust)** Jeremy Michael Startzer, joined herein pro forma by his spouse, Danielle T Startzer

**Publication:** Greeley Tribune

**First Publication Date:** 02/17/2023

**Last Publication Date:** 03/17/2023

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

**Attorney File Number:** CO-22-949247-LL

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

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

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**Foreclosure Number:** 22-0424

**NED Date:** 12/14/2022

**Reception #:** 4872047

**Original Sale Date:** 04/12/2023

**Deed of Trust Date:** 09/23/2020

**Recording Date:** 09/28/2020

**Reception #:** 4634119

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 7, BLOCK 13, WESTMOOR WEST, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 717 50TH AVE, GREELEY, CO 80634

**Original Note Amt:** \$331,877.00

**LoanType:** FHA

**Interest Rate:** 2.875

**Current Amount:** \$319,972.15

**As Of:** 07/01/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	PRIMARY RESIDENTIAL MORTGAGE, INC.
<b>Current Owner:</b>	JESSE MENDOZA JR AND SYLVIA MENDOZA
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC.
<b>Grantor (Borrower On Deed of Trust)</b>	JESSE MENDOZA JR

**Publication:** Greeley Tribune

**First Publication Date:** 02/17/2023

**Last Publication Date:** 03/17/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000009652066

**Phone:** (303)350-3711

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Weld County

From December 12, 2022 Through December 16, 2022

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**Foreclosure Number:** 22-0425

**NED Date:** 12/14/2022

**Reception #:** 4872048

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 10/07/2020

**Recording Date:** 11/16/2020

**Reception #:** 4651246

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT A, RECORDED EXEMPTION NO. 0805-17-3-RE-4959,  
BEING A SUBDIVISION OF LOT B OF RECORDED  
EXEMPTION NO. 0805-17-3-RE-2142 LOCATED IN THE  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, RECORDED  
JUNE 10, 2011 AT RECEPTION NO. 3773551, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED SEPTEMBER 10,  
2002 AT RECEPTION NO. 2986194, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 13409 Highway 392, Greeley, CO 80631

**Original Note Amt:** \$100,000.00

**LoanType:** CONSUMER

**Interest Rate:** 4.750

**Current Amount:** \$92,881.29

**As Of:** 11/02/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	FIRSTBANK
<b>Current Owner:</b>	Casey McConnell
<b>Grantee (Lender On Deed of Trust):</b>	FIRSTBANK
<b>Grantor (Borrower On Deed of Trust)</b>	Melvin Scarrow and Rhoda Scarrow

**Publication:** Greeley Tribune

**First Publication Date:** 06/02/2023

**Last Publication Date:** 06/30/2023

**Attorney for Beneficiary:** Lewis Roca Rothgerber Christie LLP

**Attorney File Number:** 230388-00616

**Phone:** (303)628-9630

**Fax:**

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From December 12, 2022 Through December 16, 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:** 22-0426

**NED Date:** 12/14/2022      **Reception #:** 4872049  
**Original Sale Date:** 04/19/2023  
**Deed of Trust Date:** 02/03/2006      **Recording Date:** 03/20/2006      **Reception #:** 3371708  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 55 MARGIL FARMS SECOND FILING, TOWN OF MEAD, WELD COUNTY, COLORADO WHICH HAS THE ADDRESS OF 3656 SETTLER RIDGE DRIVE, MEAD CO 80542.  
PARCEL ID NUMBER: 120703101055

**Address:** 3656 Settler Ridge Dr, Mead, CO 80542

**Original Note Amt:** \$177,442.00      **LoanType:** FHA      **Interest Rate:** 5.75  
**Current Amount:** \$119,191.91      **As Of:** 12/07/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Alfredo Requejo and Laura Rivas  
**Grantee (Lender On Deed of Trust):** WASHINGTON MUTUAL BANK, FA  
**Grantor (Borrower On Deed of Trust):** Alfredo Requejo and Laura Rivas

**Publication:** Greeley Tribune      **First Publication Date:** 02/24/2023  
**Last Publication Date:** 03/24/2023

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

**Attorney File Number:** 22-028796      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 22-0427

**NED Date:** 12/16/2022      **Reception #:**  
**Original Sale Date:** 04/19/2023  
**Deed of Trust Date:** 09/22/2017      **Recording Date:** 09/22/2017      **Reception #:** 4337710  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Unit 5, Building 11, FOX CROSSING, a Condominium Community in accordance with the Map recorded June 22, 2004 at Reception No. 3191769 and the Declaration recorded July 23, 2003 at Reception No. 3087011 and Amendment to the Declaration recorded June 22, 2004 at Reception No. 3191768, Weld County Records, County of Weld, State of Colorado.

**Address:** 3672 Ponderosa Court #5, Evans, CO 80620

**Original Note Amt:** \$188,977.00      **LoanType:** VA      **Interest Rate:** 4.25  
**Current Amount:** \$141,795.94      **As Of:** 07/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** Jeremy D. Everett  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for American Financing Corporation  
**Grantor (Borrower On Deed of Trust):** Jeremy D. Everett

**Publication:** Greeley Tribune      **First Publication Date:** 02/24/2023  
**Last Publication Date:** 03/24/2023

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

**Attorney File Number:** 19CO00437-4      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

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**Foreclosure Number:** 22-0428

**NED Date:** 12/16/2022

**Reception #:**

**Original Sale Date:** 04/19/2023

**Deed of Trust Date:** 12/29/2017

**Recording Date:** 01/02/2018

**Reception #:** 4364363

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 2, BLOCK 3, PEBBLE BROOK SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095907303002

**Address:** 9007 18th Street Road, Greeley, CO 80634

**Original Note Amt:** \$421,900.00

**LoanType:** VA

**Interest Rate:** 3.875

**Current Amount:** \$391,631.38

**As Of:** 12/08/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	FREEDOM MORTGAGE CORPORATION
<b>Current Owner:</b>	Jedediah Seth Smith
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Jedediah Seth Smith

**Publication:** Greeley Tribune

**First Publication Date:** 02/24/2023

**Last Publication Date:** 03/24/2023

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

**Attorney File Number:** 22-028899

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

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

**Foreclosure Number:** 22-0429

**NED Date:** 12/16/2022

**Reception #:**

**Original Sale Date:** 04/19/2023

**Deed of Trust Date:** 06/24/2016

**Recording Date:** 07/06/2016

**Reception #:** 4216318

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 11, BLOCK 11, GATEWAY ESTATES THIRD FILING, COUNTY OF WELD, STATE OF COLORADO

**Address:** 4331 WEST 31ST STREET, GREELEY, CO 80634

**Original Note Amt:** \$217,083.00

**LoanType:** FHA

**Interest Rate:** 5.125

**Current Amount:** \$217,608.86

**As Of:** 11/01/2020

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	LAKEVIEW LOAN SERVICING LLC
<b>Current Owner:</b>	SHANE MICHALIK AND TARA L MICHALIK
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC.
<b>Grantor (Borrower On Deed of Trust)</b>	SHANE MICHALIK AND TARA L MICHALIK

**Publication:** Greeley Tribune

**First Publication Date:** 02/24/2023

**Last Publication Date:** 03/24/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000009673138

**Phone:** (303)350-3711

**Fax:** (303)813-1107

*Notices of Election and Demand Filed in Weld County*

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