

Notices of Election and Demand Filed in Weld County

From December 19, 2022 Through December 23, 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: 22-0430

NED Date: 12/19/2022 **Reception #:** 4872738
Original Sale Date: 04/19/2023
Deed of Trust Date: 12/06/2013 **Recording Date:** 12/10/2013 **Reception #:** 3983162
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 3 AND 4, BLOCK 41, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 504 7Th Street, Greeley, CO 80631

Original Note Amt: \$58,251.00 **LoanType:** FHA **Interest Rate:** 4.25
Current Amount: \$47,170.13 **As Of:** 08/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: Jesus Lopez Lopez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STEARNS LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Jesus Lopez Lopez

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: 22-028960 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0431

NED Date: 12/19/2022 **Reception #:** 4872739
Original Sale Date: 04/19/2023
Deed of Trust Date: 08/04/2015 **Recording Date:** 08/05/2015 **Reception #:** 4130906
Re-Recording Date **Re-Recorded #:**

Legal: Condominium Unit 2B, Parkview, in accordance with the Map of First Supplement recorded June 19, 1978 at Reception No. 1757126 and in accordance with the Condominium Declaration recorded July 11, 1972 in Book 671 at Reception No. 1593312, the First Amendment to Condominium Declaration recorded June 19, 1978 in Book 835 at Reception No. 1757124 and the First Supplement to the Condominium Declaration recorded June 19, 1978 in Book 835 at Reception No. 1757125, County of Weld, State of Colorado

Address: 2109 28th Ave Ct, 2B, Greeley, CO 80634

Original Note Amt: \$161,500.00 **LoanType:** FNMA **Interest Rate:** 4.63
Current Amount: \$138,676.90 **As Of:** 06/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): ELEVATIONS CREDIT UNION
Current Owner: Christina A Juarez and Gregorio M Juarez
Grantee (Lender On Deed of Trust): Elevations Credit Union
Grantor (Borrower On Deed of Trust): Christina A Juarez and Gregorio M Juarez

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: 22CO00310-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

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Foreclosure Number: 22-0432

NED Date: 12/19/2022 **Reception #:** 4872740
Original Sale Date: 04/19/2023
Deed of Trust Date: 03/13/2017 **Recording Date:** 03/13/2017 **Reception #:** 4285219
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6B, BLOCK 2, RIVERSIDE MEADOWS SUBDIVISION FIFTH FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Address: 3802 Salida Ct, Evans, CO 80620

Original Note Amt: \$138,400.00 **LoanType:** FNMA **Interest Rate:** 5.125
Current Amount: \$140,021.00 **As Of:** 12/15/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Ronald J Delfino
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Bank of England, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Ronald J Delfino

Publication: Greeley Tribune **First Publication Date:** 02/24/2023
Last Publication Date: 03/24/2023
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-22-947109-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 22-0433

NED Date: 12/20/2022 **Reception #:** 4873037
Original Sale Date: 04/19/2023
Deed of Trust Date: 06/30/2016 **Recording Date:** 07/11/2016 **Reception #:** 4217607
Re-Recording Date **Re-Recorded #:**

Legal: Lot 8, Block 18, Water Valley South Subdivision, in the Town of Windsor, according to the plat thereof recorded May 7, 2004 at Reception Number 3178243 and Second Corrective Plat recorded February 16, 2005 at Reception No. 3261416, County of Weld, State of Colorado

Address: 2012 Seapines Ct, Windsor, CO 80550

Original Note Amt: \$407,500.00 **LoanType:** VA **Interest Rate:** 3.625
Current Amount: \$354,533.91 **As Of:** 07/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Christopher L Travis
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Universal Lending Corporation
Grantor (Borrower On Deed of Trust) Christopher L Travis

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: 22CO00339-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

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Foreclosure Number: 22-0434

NED Date: 12/20/2022

Reception #: 4873038

Original Sale Date: 04/19/2023

Deed of Trust Date: 05/05/2022

Recording Date: 05/09/2022

Reception #: 4825537

Re-Recording Date

Re-Recorded #:

Legal: Lots 13 and 14, Block 30, City of Dacono, County of Weld, State of Colorado

Address: 112 4th Street, Dacono, CO 80514

Original Note Amt: \$40,000.00

LoanType: Private

Interest Rate: 9

Current Amount: \$39,800.20

As Of: 12/13/2022

Interest Type: Fixed

Current Lender (Beneficiary):	Dennis Neal
Current Owner:	Michelle L. Camps and Leslie Michael White
Grantee (Lender On Deed of Trust):	Dennis Neal
Grantor (Borrower On Deed of Trust)	Michelle L. Camps and Leslie Michael White

Publication: Greeley Tribune

First Publication Date: 02/24/2023

Last Publication Date: 03/24/2023

Attorney for Beneficiary: OTIS & BEDINGFIELD, LLC

Attorney File Number: 0

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