

# Notices of Election and Demand Filed in Weld County

From December 26, 2022 Through December 30, 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:** 22-0435

**NED Date:** 12/27/2022      **Reception #:** 4873851  
**Original Sale Date:** 04/26/2023  
**Deed of Trust Date:** 01/10/2020      **Recording Date:** 01/16/2020      **Reception #:** 4558936  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 26, ROLLING HILLS RANCH PHASE-1, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

APN #: 105906401026

**Address:** 2052 Parkwood Dr, Johnstown, CO 80534

**Original Note Amt:** \$302,197.00      **LoanType:** FHA      **Interest Rate:** 4.125  
**Current Amount:** \$289,204.57      **As Of:** 08/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANKUNITED N.A.  
**Current Owner:** Evans, Jasen, B., Evans, Jennifer, K.  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Jasen B. Evans AND Jennifer K. Evans

**Publication:** Greeley Tribune      **First Publication Date:** 03/03/2023  
**Last Publication Date:** 03/31/2023

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

**Attorney File Number:** 22-028952      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 22-0436

**NED Date:** 12/27/2022      **Reception #:** 4873853  
**Original Sale Date:** 04/26/2023  
**Deed of Trust Date:** 09/26/2012      **Recording Date:** 09/27/2012      **Reception #:** 3876453  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 1, DOVE HILL ESTATES, TOWN OF LASALLE, COUNTY OF WELD, STATE OF COLORADO.

APN #: 096131323045

**Address:** 169 S. 7th Street, La Salle, CO 80645-3073

**Original Note Amt:** \$243,877.00      **LoanType:** Conventional      **Interest Rate:** 3.25  
**Current Amount:** \$195,290.05      **As Of:** 11/01/2021      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, N.A.  
**Current Owner:** Kendell R Grauberger  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Kendell R Grauberger

**Publication:** Greeley Tribune      **First Publication Date:** 03/03/2023  
**Last Publication Date:** 03/31/2023

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

**Attorney File Number:** 22-028940      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

From December 26, 2022 Through December 30, 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:** 22-0437

**NED Date:** 12/27/2022

**Reception #:** 4873854

**Original Sale Date:** 04/26/2023

**Deed of Trust Date:** 05/06/2004

**Recording Date:** 05/13/2004

**Reception #:** 3179946

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 12, BLOCK 13, AMENDED PLAT OF BLOCKS 6,7,8,13,14,15, AND OUTLOT K, BRUNNER FARM SUBDIVISION ,  
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1204 Crescent Dr, Windsor, CO 80550

**Original Note Amt:** \$29,500.00

**LoanType:** Conventional Residential

**Interest Rate:** 7.000

**Current Amount:** \$13,026.66

**As Of:** 12/15/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS  
SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK,N.A.,AS  
INDENTURE TRUSTEE FOR THE CWABS REVOLVING HOME EQUITY LOAN ASSET  
BACKED NOTES, SERIES 2004-N

**Current Owner:** Darwina Zee Sala

**Grantee (Lender On Deed of Trust):** Countrywide Home Loans, Inc.

**Grantor (Borrower On Deed of Trust)** Darwina Zee Sala

**Publication:** Greeley Tribune

**First Publication Date:** 03/03/2023

**Last Publication Date:** 03/31/2023

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

**Attorney File Number:** CO-22-949591-LL

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

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

# Notices of Election and Demand Filed in Weld County

From December 26, 2022 Through December 30, 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:** 22-0438

**NED Date:** 12/28/2022      **Reception #:** 4874198  
**Original Sale Date:** 04/26/2023  
**Deed of Trust Date:** 08/12/2019      **Recording Date:** 08/16/2019      **Reception #:** 4515210  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 4, Block 19, Highplains Filing No. 3, County of Weld, State of Colorado.

**Address:** 235 Shenandoah Way, Lochbuie, CO 80603

**Original Note Amt:** \$352,504.00      **LoanType:** VA      **Interest Rate:** 4.090  
**Current Amount:** \$342,177.64      **As Of:** 12/20/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.  
**Current Owner:** Don Andrew Calvano  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Wintrust Mortgage, a Division of Barrington Bank and Trust Co., N.A., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Don Andrew Calvano

**Publication:** Greeley Tribune      **First Publication Date:** 03/03/2023  
**Last Publication Date:** 03/31/2023  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO20717      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 22-0439

**NED Date:** 12/28/2022      **Reception #:** 4874199  
**Original Sale Date:** 04/26/2023  
**Deed of Trust Date:** 07/31/2019      **Recording Date:** 08/13/2019      **Reception #:** 4513882  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 22, BLOCK 1, RIDGE RUN, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 096119113003

**Address:** 1406 28Th Street Road, Greeley, CO 80631

**Original Note Amt:** \$289,656.00      **LoanType:** FHA      **Interest Rate:** 4.5  
**Current Amount:** \$272,561.10      **As Of:** 12/19/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Mark A. Willis and Natasha S. Willis  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Mark A. Willis and Natasha S. Willis

**Publication:** Greeley Tribune      **First Publication Date:** 03/03/2023  
**Last Publication Date:** 03/31/2023  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 22-028985      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

From December 26, 2022 Through December 30, 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:** 22-0440

**NED Date:** 12/29/2022      **Reception #:** 4874472  
**Original Sale Date:** 05/03/2023  
**Deed of Trust Date:** 07/31/2020      **Recording Date:** 08/03/2020      **Reception #:** 4615345  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 5, HUNTERS CROSSING SUBDIVISION FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO

PARCEL ID NUMBER: 080703105010

**Address:** 801 Sambar Dr, Severance, CO 80550-3809

**Original Note Amt:** \$311,457.00      **LoanType:** Conventional      **Interest Rate:** 3.595  
**Current Amount:** \$299,892.44      **As Of:** 07/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FREEDOM MORTGAGE CORPORATION  
**Current Owner:** Boateng, Asamoah, Duah, Duah, James  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Asamoah Duah Boateng AND James Duah

**Publication:** Greeley Tribune      **First Publication Date:** 03/10/2023  
**Last Publication Date:** 04/07/2023

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

**Attorney File Number:** 22-029001      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 22-0441

**NED Date:** 12/30/2022      **Reception #:**  
**Original Sale Date:** 05/03/2023  
**Deed of Trust Date:** 07/02/2020      **Recording Date:** 07/06/2020      **Reception #:** 4605168  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 24, BLOCK 11, HUNTERS CROSSING SUBDIVISION FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 990 Axis Drive, Severance, CO 80550

**Original Note Amt:** \$323,826.00      **LoanType:** FHA      **Interest Rate:** 3.5  
**Current Amount:** \$311,713.87      **As Of:** 12/21/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Glenn Cordova  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Glenn Cordova

**Publication:** Greeley Tribune      **First Publication Date:** 03/10/2023  
**Last Publication Date:** 04/07/2023

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

**Attorney File Number:** 22-028990      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

From December 26, 2022 Through December 30, 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:** 22-0442

**NED Date:** 12/30/2022

**Reception #:**

**Original Sale Date:** 05/03/2023

**Deed of Trust Date:** 10/27/2010

**Recording Date:** 11/02/2010

**Reception #:** 3729473

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 34, BLOCK 4, ROLLING HILLS THIRD ADDITION, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

A.P.N. : 095912315013

**Address:** 2937 W 19Th Street Dr, Greeley, CO 80634

**Original Note Amt:** \$91,764.00

**LoanType:** FHA

**Interest Rate:** 3.125

**Current Amount:** \$87,707.61

**As Of:** 12/21/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	WELLS FARGO BANK, N.A.
<b>Current Owner:</b>	Ramirez, Rocio
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR VANDYK MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Rocio Ramirez

**Publication:** Greeley Tribune

**First Publication Date:** 03/10/2023

**Last Publication Date:** 04/07/2023

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

**Attorney File Number:** 22-028983

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

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

# Notices of Election and Demand Filed in Weld County

From December 26, 2022 Through December 30, 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:** 22-0443

**NED Date:** 12/30/2022

**Reception #:**

**Original Sale Date:** 05/03/2023

**Deed of Trust Date:** 05/10/2019

**Recording Date:** 05/13/2019

**Reception #:** 4488631

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 68, THE TRAILS AT SHEEP DRAW FINAL SUBDIVISION, A REPLAT OF TRACT 3, STEPHENS FARM MINOR SUBDIVISION, SITUATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

A.P.N. : 095907146068

**Address:** 8730 13th St, Greeley, CO 80634

**Original Note Amt:** \$309,294.00

**LoanType:** FHA

**Interest Rate:** 3

**Current Amount:** \$300,768.58

**As Of:** 12/21/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Brian Burks and Deborah Burks
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF COLORADO, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Brian Burks and Deborah Burks

**Publication:** Greeley Tribune

**First Publication Date:** 03/10/2023

**Last Publication Date:** 04/07/2023

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

**Attorney File Number:** 22-028807

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

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

# Notices of Election and Demand Filed in Weld County

From December 26, 2022 Through December 30, 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:** 22-0444

**NED Date:** 12/30/2022

**Reception #:**

**Original Sale Date:** 05/03/2023

**Deed of Trust Date:** 06/14/2018

**Recording Date:** 06/15/2018

**Reception #:** 4407589

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 7, BLOCK 2, FAIRACRES, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.  
APN #: 096107409028

**Address:** 1807 15th Ave, Greeley, CO 80631

**Original Note Amt:** \$285,729.00

**LoanType:** FHA

**Interest Rate:** 5.25

**Current Amount:** \$268,265.72

**As Of:** 12/21/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Josh Culver  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Josh Culver

**Publication:** Greeley Tribune

**First Publication Date:** 03/10/2023

**Last Publication Date:** 04/07/2023

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

**Attorney File Number:** 22-029020

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

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

**Foreclosure Number:** 22-0445

**NED Date:** 12/30/2022

**Reception #:**

**Original Sale Date:** 05/03/2023

**Deed of Trust Date:** 03/11/2020

**Recording Date:** 03/13/2020

**Reception #:** 4574836

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 70, VILLAGE EAST COMMUNITY REPLAT NO. 1, ACCORDING TO THE PLAT RECORDED APRIL 2, 2018 AT RECEPTION NO. 4387238, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 6932 CLARKE DR, FREDERICK, CO 80530

**Original Note Amt:** \$409,926.00

**LoanType:** FHA

**Interest Rate:** 4.625

**Current Amount:** \$395,814.18

**As Of:** 06/01/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PLANET HOME LENDING, LLC  
**Current Owner:** JARED S SNIDER AND CYNTHIA M BISKUP  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MIDWEST EQUITY MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust):** JARED S SNIDER AND CYNTHIA M BISKUP

**Publication:** Greeley Tribune

**First Publication Date:** 03/10/2023

**Last Publication Date:** 04/07/2023

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

**Attorney File Number:** 0000009639568

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

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

# Notices of Election and Demand Filed in Weld County

From December 26, 2022 Through December 30, 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:** 22-0446

**NED Date:** 12/30/2022

**Reception #:**

**Original Sale Date:** 05/03/2023

**Deed of Trust Date:** 07/23/2015

**Recording Date:** 07/28/2015

**Reception #:** 4128433

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THAT PART OF THE SE1/4SW1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., THENCE NORTH 00°00' WEST 1188.46 FEET ALONG THE WEST LINE OF SAID SECTION 12, THENCE NORTH 88°46' EAST 1414.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°46' EAST 605.00 THENCE SOUTH 00°00' WEST 180.04 FEET PARALLEL TO THE WEST LINE OF SAID SECTION 12; THENCE SOUTH 88°46' WEST 605.00 FEET; THENCE NORTH 00°00' WEST 180.04 FEET PARALLEL TO THE WEST LINE OF SAID SECTION 12 TO THE TRUE POINT OF BEGINNING,

TOGETHER WITH AN ACCESS EASEMENT AS CONTAINED IN INSTRUMENT RECORDED MARCH 27, 1972 IN BOOK 664 AT RECEPTION NO. 1586268, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 4182 YORK STREET, DACONO, CO 80514

**Original Note Amt:** \$233,007.00

**LoanType:** FHA

**Interest Rate:** 4.625

**Current Amount:** \$197,445.30

**As Of:** 08/01/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	PENNYMAC LOAN SERVICES, LLC
<b>Current Owner:</b>	CALEB B HAYNE
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR UNIVERSAL LENDING CORPORATION
<b>Grantor (Borrower On Deed of Trust)</b>	CALEB B HAYNE

**Publication:** Greeley Tribune

**First Publication Date:** 03/10/2023

**Last Publication Date:** 04/07/2023

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

**Attorney File Number:** 00000009683350

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

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



# Notices of Election and Demand Filed in Weld County

From December 26, 2022 Through December 30, 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:** 22-0447

**NED Date:** 12/30/2022

**Reception #:**

**Original Sale Date:** 05/03/2023

**Deed of Trust Date:** 06/27/2007

**Recording Date:** 07/20/2007

**Reception #:** 3491890

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT THIRTY-FOUR (34), ROTH SUBDIVISION, FIRST FILING, A SUBDIVISION OF WELD COUNTY, STATE OF COLORADO.

**Address:** 6770 Steven St, Windsor, CO 80550

**Original Note Amt:** \$155,000.00

**LoanType:** Conventional

**Interest Rate:** 4

**Current Amount:** \$102,271.97

**As Of:** 04/01/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**Current Owner:** Sonja Arvella Lancaster AND Timothy Lynn Lancaster

**Grantee (Lender On Deed of Trust):** JPMORGAN CHASE BANK, N.A.

**Grantor (Borrower On Deed of Trust)** Sonja Arvella Lancaster AND Timothy Lynn Lancaster

**Publication:** Greeley Tribune

**First Publication Date:** 03/10/2023

**Last Publication Date:** 04/07/2023

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

**Attorney File Number:** 22-028971

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

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