

Notices of Election and Demand Filed in Weld County

From January 02, 2023 Through January 06, 2023

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: 23-0001

NED Date: 01/04/2023 **Reception #:** 4875269
Original Sale Date: 05/03/2023
Deed of Trust Date: 06/11/2020 **Recording Date:** 06/12/2020 **Reception #:** 4598499
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 28, 29, 30, 31 AND 32, BLOCK 33, IN THE TOWN OF EVANS, COUNTY OF WELD, STATE OF COLORADO,
TOGETHER WITH THE 10 FEET OF VACATED CENTRAL STREET ADJACENT TO SAID LOTS IN ACCORDANCE WITH
ORDINANCE #1006-96 RECORDED SEPTEMBER 11, 1996 AT RECEPTION NO. 2510421.

Address: 4114 Central St, Evans, CO 80620-2927

Original Note Amt: \$240,070.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$231,095.66 **As Of:** 12/28/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Martin Rodriguez, Jr. and Vanessa Holguin
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR VAN
DYK MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Martin Rodriguez, Jr. and Vanessa Holguin

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: 22-029006 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0002

NED Date: 01/04/2023 **Reception #:** 4875270
Original Sale Date: 05/03/2023
Deed of Trust Date: 12/21/2007 **Recording Date:** 12/28/2007 **Reception #:** 3526126
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 4, RODGER'S FARM TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO.

Address: 102 Plowshare Lane, Platteville, CO 80651

Original Note Amt: \$195,000.00 **LoanType:** FNMA **Interest Rate:** 7
Current Amount: \$137,314.99 **As Of:** 12/29/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Garden of the Gods Bank, A branch of The Eastern Colorado Bank
Current Owner: Ramon R. Chavira and Angelica M. Chavira
Grantee (Lender On Deed of Trust): Garden of the Gods Bank, A branch of The Eastern Colorado Bank
Grantor (Borrower On Deed of Trust): Ramon R. Chavira and Angelica M. Chavira

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

Attorney for Beneficiary: Ressler Law

Attorney File Number: 0 **Phone:** (719)578-0200 **Fax:**

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Foreclosure Number: 23-0003

NED Date: 01/06/2023 **Reception #:** 4875736
Original Sale Date: 05/10/2023
Deed of Trust Date: 06/20/2016 **Recording Date:** 06/22/2016 **Reception #:** 4213282**
Re-Recording Date **Re-Recorded #:**

Legal: Lot 316, The Neighbors Point Filing No. 2, according to the plat recorded April 30, 2007 at Reception No. 3472263, Town of Firestone, County of Weld, State of Colorado
**This loan has been modified through a Loan Modification Agreement recorded 12/26/2019 at Reception No. 4552861 in the records of the Weld County Clerk and Recorder, Colorado.

Address: 5417 Neighbors Pkwy, Firestone, CO 80504

Original Note Amt: \$366,280.00 **LoanType:** VA **Interest Rate:** 4.125
Current Amount: \$375,495.02 **As Of:** 12/21/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Scott L. Vandyke and Stephanie Vandyke
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns
Grantor (Borrower On Deed of Trust): Scott L. Vandyke and Stephanie Vandyke

Publication: Greeley Tribune **First Publication Date:** 03/17/2023
Last Publication Date: 04/14/2023
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO21189 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 23-0004

NED Date: 01/06/2023 **Reception #:** 4875737
Original Sale Date: 05/10/2023
Deed of Trust Date: 03/30/2021 **Recording Date:** 04/08/2021 **Reception #:** 4702653
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 11, WOODBRIAR THIRD FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 1610 34th Ave, Greeley, CO 80634

Original Note Amt: \$343,660.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$335,024.20 **As Of:** 08/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Garibay, Luis
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOUTHWEST FUNDING, LP., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Luis Garibay

Publication: Greeley Tribune **First Publication Date:** 03/17/2023
Last Publication Date: 04/14/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-029067 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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