

# Notices of Election and Demand Filed in Weld County

From January 30, 2023 Through February 03, 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:** 23-0028

**NED Date:** 01/30/2023      **Reception #:** 4879164  
**Original Sale Date:** 05/31/2023  
**Deed of Trust Date:** 06/30/2022      **Recording Date:** 07/06/2022      **Reception #:** 4839698  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 11, MARY C. PARISH ADDITION TO THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 119 NORTH RUTHERFORD AVE, JOHNSTOWN, CO 80534

**Original Note Amt:** \$339,200.00      **LoanType:** VA      **Interest Rate:** 4.375  
**Current Amount:** \$339,200.00      **As Of:** 08/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LOANDEPOT.COM, LLC  
**Current Owner:** JUSTIN A SLAGER  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM  
**Grantor (Borrower On Deed of Trust)** JUSTIN A SLAGER

**Publication:** Greeley Tribune      **First Publication Date:** 04/07/2023  
**Last Publication Date:** 05/05/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009698978      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0029

**NED Date:** 01/30/2023      **Reception #:** 4879165  
**Original Sale Date:** 05/31/2023  
**Deed of Trust Date:** 02/06/2020      **Recording Date:** 03/04/2020      **Reception #:** 4571877\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 17, BLOCK 12, CORRECTED PLAT OF STROH FARM FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

\*\*This loan has been modified through a Loan Modification Agreement recorded 10/13/2021 at Reception No. 4765200 in the records of the Weld county clerk and recorder, Colorado.

**Address:** 2044 Blue Wing Drive, Johnstown, CO 80534

**Original Note Amt:** \$382,905.00      **LoanType:** VA      **Interest Rate:** 3.250  
**Current Amount:** \$394,461.65      **As Of:** 06/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Jay D. Allman and Jenifer L. Allman  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Finance of America Mortgage LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Jay D. Allman and Jenifer L. Allman

**Publication:** Greeley Tribune      **First Publication Date:** 04/07/2023  
**Last Publication Date:** 05/05/2023  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO21027      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

# Notices of Election and Demand Filed in Weld County

From January 30, 2023 Through February 03, 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:** 23-0030

**NED Date:** 01/30/2023      **Reception #:** 4879166  
**Original Sale Date:** 05/31/2023  
**Deed of Trust Date:** 02/16/2018      **Recording Date:** 02/22/2018      **Reception #:** 4377321  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 33, Block 3, Governor's Farm Third Filing, Town of Windsor, County of Weld, State of Colorado.

**Address:** 1002 Glacier Ct, Windsor, CO 80550

**Original Note Amt:** \$209,000.00      **LoanType:** FHLMC      **Interest Rate:** 3.5  
**Current Amount:** \$217,801.78      **As Of:** 01/18/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Fifth Third Bank, National Association  
**Current Owner:** Sean S Reed  
**Grantee (Lender On Deed of Trust):** Fifth Third Mortgage Co.  
**Grantor (Borrower On Deed of Trust):** Sean S Reed

**Publication:** Greeley Tribune      **First Publication Date:** 04/07/2023  
**Last Publication Date:** 05/05/2023

**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 23CO00018-1      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

**Foreclosure Number:** 23-0031

**NED Date:** 01/31/2023      **Reception #:** 4879438  
**Original Sale Date:** 05/31/2023  
**Deed of Trust Date:** 02/22/2019      **Recording Date:** 03/04/2019      **Reception #:** 4470812  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 9, Block 4, Foxhill Subdivision, A Subdivision of the City of Greeley, County of Weld, State of Colorado.

**Address:** 2310 45th AVE, GREELEY, CO 80634

**Original Note Amt:** \$361,834.00      **LoanType:** VA      **Interest Rate:** 4.25  
**Current Amount:** \$340,391.41      **As Of:** 12/20/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V  
**Current Owner:** Fredrick M. Davis and Jane E. Davis  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems Inc., as nominee for Low VA Rates, LLC  
**Grantor (Borrower On Deed of Trust):** Fredrick M. Davis and Jane E. Davis

**Publication:** Greeley Tribune      **First Publication Date:** 04/07/2023  
**Last Publication Date:** 05/05/2023

**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 22CO00341-1      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

# Notices of Election and Demand Filed in Weld County

From January 30, 2023 Through February 03, 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:** 23-0032

**NED Date:** 02/01/2023      **Reception #:** 4879658  
**Original Sale Date:** 05/31/2023  
**Deed of Trust Date:** 05/24/2019      **Recording Date:** 06/10/2019      **Reception #:** 4495766  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 4, 5 AND 6, BLOCK 33, WEST ADDITION TO THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 414 Holbrook Street, Erie, CO 80516

**Original Note Amt:** \$528,000.00      **LoanType:** REVERSE MORTGAGE      **Interest Rate:** 4.781  
**Current Amount:** \$173,150.80      **As Of:** 01/24/2023      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** Ralph Castro  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
COMMERCE HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Ralph Castro

**Publication:** Greeley Tribune      **First Publication Date:** 04/07/2023  
**Last Publication Date:** 05/05/2023

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

**Attorney File Number:** 22-028944      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0033

**NED Date:** 02/01/2023      **Reception #:** 4879659  
**Original Sale Date:** 05/31/2023  
**Deed of Trust Date:** 05/28/2020      **Recording Date:** 06/01/2020      **Reception #:** 4594656  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 2, WEDGWOOD P.U.D., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 096116203010

**Address:** 2037 Wedgewood Ct, Greeley, CO 80631

**Original Note Amt:** \$249,889.00      **LoanType:** FHA      **Interest Rate:** 3.375  
**Current Amount:** \$238,938.82      **As Of:** 01/24/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Leahrae Lopez  
**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)** Leahrae Lopez

**Publication:** Greeley Tribune      **First Publication Date:** 04/07/2023  
**Last Publication Date:** 05/05/2023

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

**Attorney File Number:** 23-029203      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

From January 30, 2023 Through February 03, 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:** 23-0034

**NED Date:** 02/02/2023      **Reception #:** 4879890  
**Original Sale Date:** 06/07/2023  
**Deed of Trust Date:** 02/12/2021      **Recording Date:** 03/16/2021      **Reception #:** 4693142  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 3, GRAY'S ADDITION TO THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1117 North Park Avenue, Johnstown, CO 80534

**Original Note Amt:** \$363,298.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$274,892.64      **As Of:** 08/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Becky J Roller AND Fritz G Roller  
**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):** Becky J Roller AND Fritz G Roller

**Publication:** Greeley Tribune      **First Publication Date:** 04/14/2023  
**Last Publication Date:** 05/12/2023

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

**Attorney File Number:** 23-029190      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0035

**NED Date:** 02/02/2023      **Reception #:** 4879891  
**Original Sale Date:** 06/07/2023  
**Deed of Trust Date:** 04/06/2021      **Recording Date:** 04/13/2021      **Reception #:** 4704134  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 8, EVANS PLACE PUD 1ST FILING SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 410 Thomas Ave, Keenesburg, CO 80643

**Original Note Amt:** \$358,585.00      **LoanType:** USDA      **Interest Rate:** 3  
**Current Amount:** \$349,191.49      **As Of:** 09/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC  
**Current Owner:** Tomas Alcalá and Mirna Alcalá  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for CrossCountry Mortgage, LLC  
**Grantor (Borrower On Deed of Trust):** Tomas Alcalá and Mirna Alcalá

**Publication:** Greeley Tribune      **First Publication Date:** 04/14/2023  
**Last Publication Date:** 05/12/2023

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

**Attorney File Number:** 23CO00034-1      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

# Notices of Election and Demand Filed in Weld County

From January 30, 2023 Through February 03, 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:** 23-0036

**NED Date:** 02/02/2023      **Reception #:** 4879892  
**Original Sale Date:** 06/07/2023  
**Deed of Trust Date:** 04/13/2016      **Recording Date:** 04/20/2016      **Reception #:** 4196848  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot B, Recording Exemption No. 1469-16-3-RE2284, recorded October 20, 1998, at Reception No. 2647812, being a portion of the Southwest 1/4 of Section 16, township 1 North, Range 67 West, County of Weld, State of Colorado.

**Address:** 3100 County Road 17, Brighton, CO 80603

**Original Note Amt:** \$235,000.00      **LoanType:** FHLMC      **Interest Rate:** 3.875  
**Current Amount:** \$207,835.53      **As Of:** 04/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ELEVATIONS CREDIT UNION  
**Current Owner:** Sandra Eskildsen  
**Grantee (Lender On Deed of Trust):** Elevations Credit Union  
**Grantor (Borrower On Deed of Trust):** Sandra Eskildsen

**Publication:** Greeley Tribune      **First Publication Date:** 04/14/2023  
**Last Publication Date:** 05/12/2023

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

**Attorney File Number:** 21CO00055-10      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

**Foreclosure Number:** 23-0037

**NED Date:** 02/02/2023      **Reception #:** 4879893  
**Original Sale Date:** 06/07/2023  
**Deed of Trust Date:** 06/20/2011      **Recording Date:** 06/27/2011      **Reception #:** 3776476  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 1 and the East 8 feet of Lot 2, Block 3, Glen Fair Park, City of Greeley, County of Weld, and State of Colorado.

**Address:** 2104 Glenfair Drive, Greeley, CO 80631

**Original Note Amt:** \$196,950.00      **LoanType:** CONV      **Interest Rate:** 5.5  
**Current Amount:** \$261,183.52      **As Of:** 12/01/2019      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust  
**Current Owner:** Alexandria D Wetherington, H. Troy Wetherington  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Schmidt Mortgage Company  
**Grantor (Borrower On Deed of Trust):** Alexandria D Wetherington and H. Troy Wetherington

**Publication:** Greeley Tribune      **First Publication Date:** 04/14/2023  
**Last Publication Date:** 05/12/2023

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

**Attorney File Number:** 20CO00215-2      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

# Notices of Election and Demand Filed in Weld County

From January 30, 2023 Through February 03, 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:** 23-0038

**NED Date:** 02/02/2023      **Reception #:** 4879894  
**Original Sale Date:** 06/07/2023  
**Deed of Trust Date:** 05/15/2017      **Recording Date:** 05/16/2017      **Reception #:** 4302644  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 2, Block 75, Aristocrat Ranchettes, Third Filing, County of Weld, State of Colorado.

**Address:** 16458 Lamb Ave, Fort Lupton, CO 80621

**Original Note Amt:** \$257,051.00      **LoanType:** FHA      **Interest Rate:** 4.250  
**Current Amount:** \$232,544.60      **As Of:** 01/13/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BOKF, N.A.  
**Current Owner:** Nikolaus R. Wanker  
**Grantee (Lender On Deed of Trust):** BOKF NA DBA Colorado State Bank and Trust  
**Grantor (Borrower On Deed of Trust):** Nikolaus R. Wanker

**Publication:** Greeley Tribune      **First Publication Date:** 04/14/2023  
**Last Publication Date:** 05/12/2023

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48066063      **Phone:** (877)353-2146      **Fax:**

**Foreclosure Number:** 23-0039

**NED Date:** 02/03/2023      **Reception #:** 4880090  
**Original Sale Date:** 06/07/2023  
**Deed of Trust Date:** 06/21/2021      **Recording Date:** 07/06/2021      **Reception #:** 4732337  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 17, GOVERNOR'S CROSSING SUBDIVISION TO THE TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1731 Westward Cir Unit 3, Eaton, CO 80615

**Original Note Amt:** \$312,121.00      **LoanType:** USDA      **Interest Rate:** 3.125  
**Current Amount:** \$305,739.28      **As Of:** 08/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FREEDOM MORTGAGE CORPORATION  
**Current Owner:** Amick, Quenten, P, Stolzenberger, Emily, Ann  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Emily Ann Stolzenberger AND Quenten P Amick

**Publication:** Greeley Tribune      **First Publication Date:** 04/14/2023  
**Last Publication Date:** 05/12/2023

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

**Attorney File Number:** 23-029186      **Phone:** (303)706-9990      **Fax:** (303)706-9994