

Notices of Election and Demand Filed in Weld County

From February 13, 2023 Through February 17, 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: 23-0045

NED Date: 02/13/2023

Reception #: 4881355

Original Sale Date: 06/14/2023

Deed of Trust Date: 10/31/2019

Recording Date: 11/01/2019

Reception #: 4537568

Re-Recording Date

Re-Recorded #:

Legal: LOT 20, BLOCK 30, SETTLERS VILLAGE, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 105912044020

Address: 718 South Depot Drive, Milliken, CO 80543

Original Note Amt: \$319,127.00

LoanType: FHA

Interest Rate: 4.375

Current Amount: \$304,079.37

As Of: 09/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Alex S. Parra

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND
ASSIGNS

Grantor (Borrower On Deed of Trust) Alex S. Parra

Publication: Greeley Tribune

First Publication Date: 04/21/2023

Last Publication Date: 05/19/2023

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

Attorney File Number: 23-029290

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 23-0046

NED Date: 02/13/2023

Reception #: 4881356

Original Sale Date: 06/14/2023

Deed of Trust Date: 06/23/2021

Recording Date: 06/24/2021

Reception #: 4729262

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 14, VILLAGE EAST SUBDIVISION, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Address: 723 VALLEYBROOK DR, WINDSOR, CO 80550-3262

Original Note Amt: \$397,664.00

LoanType: FHA

Interest Rate: 2.750

Current Amount: \$387,544.48

As Of: 10/01/2022

Interest Type: Fixed

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	RICHARD SIDES III AND CHELISE DOWSE-SIDES
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC
Grantor (Borrower On Deed of Trust)	RICHARD LEON SIDES AND CHELISE DOWSE-SIDES

Publication: Greeley Tribune

First Publication Date: 04/21/2023

Last Publication Date: 05/19/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009714965

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 23-0047

NED Date: 02/14/2023

Reception #: 4881556

Original Sale Date: 06/14/2023

Deed of Trust Date: 03/31/2022

Recording Date: 04/06/2022

Reception #: 4816396

Re-Recording Date

Re-Recorded #:

Legal: LOT 22, BLOCK 11, LOCHWOOD PLANNED UNIT DEVELOPMENT FIRST FILING, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.
APN#: 147136411022

NOTARY AFFIDAVIT RECORDED ON 10/21/2022 AT RECEPTION NO. 4862662 AND RECORDED A SECOND TIME ON 10/24/2022 AT RECEPTION #4863002 TO CORRECT THE NOTARY ACKNOWLEDGMENT.

Address: 121 YAKIMA ST, LOCHBUIE, CO 80603

Original Note Amt: \$324,022.00

LoanType: FHA

Interest Rate: 4.75

Current Amount: \$322,230.20

As Of: 02/01/2023

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	JEFFERY SPURLIN AND ANTHONY SPURLIN
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	JEFFERY SPURLIN AND ANTHONY SPURLIN

Publication: Greeley Tribune

First Publication Date: 04/21/2023

Last Publication Date: 05/19/2023

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

Attorney File Number: 23-029230

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 23-0048

NED Date: 02/14/2023 **Reception #:** 4881557
Original Sale Date: 06/14/2023
Deed of Trust Date: 06/10/2019 **Recording Date:** 06/14/2019 **Reception #:** 4497421
Re-Recording Date **Re-Recorded #:**

Legal: THE WEST FIFTY FEET (50') OF THE EAST ONE HUNDRED FIFTY FEET (150') OF LOT ONE (1) IN BLOCK ONE HUNDRED TWENTY-EIGHT (128), IN THE CITY OF GREELEY, WELD COUNTY, COLORADO, ACCORDING TO RECORDED MAP OR PLAT THEREOF

Address: 310 9th St, Greeley, CO 80631

Original Note Amt: \$50,000.00 **LoanType:** Conventional Residential **Interest Rate:** 4.000
Current Amount: \$49,898.87 **As Of:** 02/02/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): Security Service Federal Credit Union
Current Owner: Erik Simpson and Lillian Simpson
Grantee (Lender On Deed of Trust): Security Service Federal Credit Union
Grantor (Borrower On Deed of Trust): Erik Simpson and Lillian Simpson

Publication: Greeley Tribune **First Publication Date:** 04/21/2023
Last Publication Date: 05/19/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-23-952760-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 23-0049

NED Date: 02/15/2023 **Reception #:** 4881814
Original Sale Date: 06/14/2023
Deed of Trust Date: 06/23/2020 **Recording Date:** 06/29/2020 **Reception #:** 4603270
Re-Recording Date **Re-Recorded #:**

Legal: LOT 39, BLOCK 1, COUNTRY DAY ESTATES P.U.D. - 2ND FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 940 S Fulton Avenue, Ft Lupton, CO 80621

Original Note Amt: \$398,154.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$381,249.62 **As Of:** 02/07/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Diane Adame and Labeth Beggs
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Diane Adame and Labeth Beggs

Publication: Greeley Tribune **First Publication Date:** 04/21/2023
Last Publication Date: 05/19/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029299 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 23-0050

NED Date: 02/15/2023 **Reception #:** 4881815
Original Sale Date: 06/14/2023
Deed of Trust Date: 11/04/2020 **Recording Date:** 11/05/2020 **Reception #:** 4648458
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 1, CENTENNIAL FARMS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 1586 Cattleman Court, Milliken, CO 80543

Original Note Amt: \$335,805.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$329,966.93 **As Of:** 02/09/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Stephen L West
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
Cherry Creek Mortgage, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Stephen L West

Publication: Greeley Tribune **First Publication Date:** 04/21/2023
Last Publication Date: 05/19/2023

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

Attorney File Number: 22-027972 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0051

NED Date: 02/17/2023 **Reception #:**
Original Sale Date: 06/21/2023
Deed of Trust Date: 11/24/2021 **Recording Date:** 11/29/2021 **Reception #:** 4779896
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 1, OLD HOMESTEAD FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 449 STEVENS CIR, PLATTEVILLE, CO 80651

Original Note Amt: \$424,175.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$418,662.74 **As Of:** 09/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): UNITED WHOLESALE MORTGAGE, LLC.
Current Owner: VICTOR VAZQUEZ ZAMORA
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC
Grantor (Borrower On Deed of Trust): VICTOR VAZQUEZ ZAMORA

Publication: Greeley Tribune **First Publication Date:** 04/28/2023
Last Publication Date: 05/26/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009722364 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 23-0052

NED Date: 02/17/2023

Reception #:

Original Sale Date: 06/21/2023

Deed of Trust Date: 04/01/2019

Recording Date: 04/02/2019

Reception #: 4477954

Re-Recording Date

Re-Recorded #:

Legal: LOT 26, EXCEPT THE SOUTH 7 FEET, BLOCK 6, SECOND REPLAT OF CASCADE PARK THIRD ADDITION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 2128 27TH AVE, GREELEY, CO 80634

Original Note Amt: \$309,514.00

LoanType: VA

Interest Rate: 3.375

Current Amount: \$322,218.22

As Of: 08/01/2022

Interest Type: Fixed

Current Lender (Beneficiary):	FLAGSTAR BANK, N.A.
Current Owner:	TODD OLSON AND MARIA OLSON
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC.
Grantor (Borrower On Deed of Trust)	TODD OLSON AND MARIA OLSON

Publication: Greeley Tribune

First Publication Date: 04/28/2023

Last Publication Date: 05/26/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009713686

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: 23-0053

NED Date: 02/17/2023

Reception #:

Original Sale Date: 06/21/2023

Deed of Trust Date: 06/30/2020

Recording Date: 07/07/2020

Reception #: 4605517

Re-Recording Date

Re-Recorded #:

Legal: LOT 20, BLOCK 1, HIGHLAND MEADOWS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 317 Linden Oaks Drive, Ault, CO 80610

Original Note Amt: \$343,660.00

LoanType: FHA

Interest Rate: 2.75

Current Amount: \$327,844.22

As Of: 01/31/2023

Interest Type: Fixed

Current Lender (Beneficiary):	Nations Direct Mortgage, LLC
Current Owner:	Robert N. Smith
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Nations Direct Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Robert N. Smith

Publication: Greeley Tribune

First Publication Date: 04/28/2023

Last Publication Date: 05/26/2023

Attorney for Beneficiary: Messner & Reeves, LLC

Attorney File Number: 7729.0277

Phone: (303) 62-31800

Fax: (303) 62-30552

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