

Notices of Election and Demand Filed in Weld County

From February 20, 2023 Through February 24, 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: 23-0054

NED Date: 02/21/2023 **Reception #:** 4882575
Original Sale Date: 06/21/2023
Deed of Trust Date: 12/19/2017 **Recording Date:** 12/21/2017 **Reception #:** 4362329**
Re-Recording Date **Re-Recorded #:**

Legal: LOT 109, JOHNSTOWN CENTER THIRD ADDITION, COUNTY OF WELD, STATE OF COLORADO.

**This loan has been modified through a Loan Modification Agreement recorded 05/15/2020 at Reception No. 4590891 in the records of the Weld County Clerk and Recorder, Colorado.

Address: 671 Saint Andrews Avenue, Johnstown, CO 80534

Original Note Amt: \$289,656.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$215,996.32 **As Of:** 02/14/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Laura Frank
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Network, Inc., DBA: Orion Lending, its successors and assigns
Grantor (Borrower On Deed of Trust): Laura Frank and Ren Frank

Publication: Greeley Tribune **First Publication Date:** 04/28/2023
Last Publication Date: 05/26/2023
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO21467 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 23-0055

NED Date: 02/23/2023 **Reception #:** 4882972
Original Sale Date: 06/21/2023
Deed of Trust Date: 08/03/2020 **Recording Date:** 08/11/2020 **Reception #:** 4618009
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 8, FARR'S SECOND ADDITION, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2405 15TH AVENUE, GREELEY, CO 80631

Original Note Amt: \$165,500.00 **LoanType:** FNMA **Interest Rate:** 3
Current Amount: \$157,058.96 **As Of:** 02/13/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB
Current Owner: Ryan W. Lutz
Grantee (Lender On Deed of Trust): Cornerstone Home Lending, INC.
Grantor (Borrower On Deed of Trust): Ryan W. Lutz

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

Attorney for Beneficiary: Greenspoon Marder LLP
Attorney File Number: 22-000683/75152.0005 **Phone:** (303)665-0860 **Fax:**

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Foreclosure Number: 23-0056

NED Date: 02/23/2023 **Reception #:** 4882973
Original Sale Date: 06/21/2023
Deed of Trust Date: 04/30/2018 **Recording Date:** 05/01/2018 **Reception #:** 4395089
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 3, FIRST REPLAT OF HIGHLAND PARK WEST, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 2596 54th Ave, Greeley, CO 80634

Original Note Amt: \$348,000.00 **LoanType:** FNMA **Interest Rate:** 4.875
Current Amount: \$364,053.92 **As Of:** 02/13/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB
Current Owner: John R. Pipe
Grantee (Lender On Deed of Trust): Group Mortgage, LLC
Grantor (Borrower On Deed of Trust): John R. Pipe

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

Attorney for Beneficiary: Greenspoon Marder LLP

Attorney File Number: 23-000019/75152.0007 **Phone:** (303)665-0860 **Fax:**

Foreclosure Number: 23-0057

NED Date: 02/23/2023 **Reception #:** 4882974
Original Sale Date: 06/21/2023
Deed of Trust Date: 05/13/2019 **Recording Date:** 05/17/2019 **Reception #:** 4489954
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 1, STROH FARM FILING NO. 5, COUNTY OF WELD, STATE OF COLORADO.

Address: 2713 Pochard Ct, Johnstown, CO 80534

Original Note Amt: \$50,000.00 **LoanType:** CONV **Interest Rate:** 11.49
Current Amount: \$48,547.54 **As Of:** 06/17/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): Discover Bank
Current Owner: Miranda Lynn Cantu and Pedro Jonathan Cantu
Grantee (Lender On Deed of Trust): Discover Bank
Grantor (Borrower On Deed of Trust): Miranda Lynn Cantu and Pedro Jonathan Cantu

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

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 23CO00042-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

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Foreclosure Number: 23-0058

NED Date: 02/24/2023

Reception #: 4883254

Original Sale Date: 06/28/2023

Deed of Trust Date: 12/03/2019

Recording Date: 12/05/2019

Reception #: 4546919

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 9, FIRST REPLAT OF WEST HILL-N-PARK FIRST FILING, A SUBDIVISION LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.
NEW 2019 CMH MANUFACTURING, INC. UNKNOWN BL2004494TXAB 56' X 26.5'

PARCEL ID NUMBER: 095926316009

Address: 4490 Navajo Court, Greeley, CO 80634

Original Note Amt: \$244,980.00

LoanType: FHA

Interest Rate: 4.125

Current Amount: \$232,500.48

As Of: 09/01/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jason M. Deleplanque
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)	Jason M. Deleplanque

Publication: Greeley Tribune

First Publication Date: 05/05/2023

Last Publication Date: 06/02/2023

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

Attorney File Number: 23-029300

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 23-0059

NED Date: 02/24/2023 **Reception #:** 4883255
Original Sale Date: 06/28/2023
Deed of Trust Date: 07/25/2016 **Recording Date:** 07/29/2016 **Reception #:** 4223457
Re-Recording Date **Re-Recorded #:**

Legal: LOT 23, BLOCK 14, FARR'S THIRD ADDITION, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2523 15th Avenue, Greeley, CO 80631

Original Note Amt: \$146,529.00 **LoanType:** VA **Interest Rate:** 3.750
Current Amount: \$128,316.36 **As Of:** 08/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC, F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing
Current Owner: Jane Langhoff
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems Inc. as nominee for Alliance Financial Resources, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Jane Langhoff

Publication: Greeley Tribune **First Publication Date:** 05/05/2023
Last Publication Date: 06/02/2023
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-23-952180-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 23-0060

NED Date: 02/24/2023 **Reception #:** 4883256
Original Sale Date: 06/28/2023
Deed of Trust Date: 06/30/2016 **Recording Date:** 07/06/2016 **Reception #:** 4216199
Re-Recording Date **Re-Recorded #:**

Legal: LOT 178, 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.

Address: 5369 Neighbors Parkway, Firestone, CO 80504

Original Note Amt: \$219,065.00 **LoanType:** Conventional Residential **Interest Rate:** 3.625
Current Amount: \$191,048.91 **As Of:** 02/14/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Phyllis Irene Dahlberg
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Universal Lending Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Phyllis Irene Dahlberg

Publication: Greeley Tribune **First Publication Date:** 05/05/2023
Last Publication Date: 06/02/2023
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-23-953404-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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