

Notices of Election and Demand Filed in Weld County

From February 27, 2023 Through March 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: 23-0063

NED Date: 02/28/2023

Reception #: 4883819

Original Sale Date: 06/28/2023

Deed of Trust Date: 08/23/2019

Recording Date: 09/09/2019

Reception #: 4521285

Re-Recording Date

Re-Recorded #:

Legal: THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN WELD COUNTY, CO TO WIT:

LOT 18, BLOCK 12, WESTMOOR WEST, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

THIS BEING THE SAME PROPERTY CONVEYED TO DAVID M. SEITENBACH, DATED 4/30/2014 AND RECORDED ON 05/02/2014 IN INSTRUMENT NO. 4013723, IN THE WELD COUNTY RECORDERS OFFICE.

Address: 4975 W. 8th Street, Greeley, CO 80634

Original Note Amt: \$45,000.00

LoanType: CONV

Interest Rate: 9.99

Current Amount: \$42,993.88

As Of: 02/14/2023

Interest Type: Fixed

Current Lender (Beneficiary):	Discover Bank
Current Owner:	David M. Seitenbach
Grantee (Lender On Deed of Trust):	Discover Bank
Grantor (Borrower On Deed of Trust)	David M. Seitenbach

Publication: Greeley Tribune

First Publication Date: 05/05/2023

Last Publication Date: 06/02/2023

Attorney for Beneficiary: Messner & Reeves, LLC

Attorney File Number: 10058.0062

Phone: (303) 62-31800

Fax: (303) 62-30552

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Foreclosure Number: 23-0064

NED Date: 02/28/2023

Reception #: 4883820

Original Sale Date: 06/28/2023

Deed of Trust Date: 04/27/2021

Recording Date: 04/29/2021

Reception #: 4710059

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 8, ASHCROFT HEIGHTS - SECOND FILING, ACCORDING TO THE PLAT RECORDED NOVEMBER 5, 1999 AT RECEPTION NO. 2731106 AND AFFIDAVIT OF CORRECTION RECORDED JANUARY 17, 2000 AT RECEPTION NO. 2744782, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095923020015

Address: 3120 Canyon Cir, Evans, CO 80620

Original Note Amt: \$378,026.00

LoanType: FHA

Interest Rate: 3.375

Current Amount: \$368,089.41

As Of: 02/21/2023

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Kayla M Burgess and Tyler J Burgess
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)	Kayla M Burgess and Tyler J Burgess

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: 23-029399

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 23-0065

NED Date: 03/01/2023 **Reception #:** 4884126
Original Sale Date: 06/28/2023
Deed of Trust Date: 12/06/2021 **Recording Date:** 12/09/2021 **Reception #:** 4783936
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 11, HOMESTEAD HEIGHTS SUBDIVISION FILING IV, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

A.P.N. : 095917130013

Address: 2272 76th Avenue Court, Greeley, CO 80634

Original Note Amt: \$420,247.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$414,668.17 **As Of:** 02/22/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Quentin Golden
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGASTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Quentin Golden

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: 23-029401 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0066

NED Date: 03/01/2023 **Reception #:** 4884127
Original Sale Date: 06/28/2023
Deed of Trust Date: 12/31/2020 **Recording Date:** 01/05/2021 **Reception #:** 4667957
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 4, WESTMOOR WEST, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 510 49th Avenue, Greeley, CO 80634

Original Note Amt: \$348,570.00 **LoanType:** FHA **Interest Rate:** 2.625
Current Amount: \$335,667.69 **As Of:** 02/15/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: Ivan Perez and Maria Antonieta Vicencio De Perez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for CrossCountry Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Ivan Perez and Maria Antonieta Vicencio De Perez

Publication: Greeley Tribune **First Publication Date:** 05/05/2023
Last Publication Date: 06/02/2023
Attorney for Beneficiary: Messner & Reeves, LLC
Attorney File Number: 7729.0280 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

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Foreclosure Number: 23-0067

NED Date: 03/02/2023 **Reception #:** 4884399
Original Sale Date: 06/28/2023
Deed of Trust Date: 06/23/2020 **Recording Date:** 06/26/2020 **Reception #:** 4602728
Re-Recording Date **Re-Recorded #:**

Legal: LOT 37, BLOCK 5, EIGHTH REPLAT OF WEBER WEST, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 365 50th Avenue Ct, Greeley, CO 80634-4729

Original Note Amt: \$252,000.00 **LoanType:** Conventional Residential **Interest Rate:** 3.375
Current Amount: \$241,023.86 **As Of:** 02/21/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CALIBER HOME LOANS, INC.
Current Owner: Michael L Archibeque
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Caliber Home Loans, Inc. , Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Michael L Archibeque

Publication: Greeley Tribune **First Publication Date:** 05/12/2023
Last Publication Date: 06/09/2023
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-23-953699-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 23-0068

NED Date: 03/02/2023 **Reception #:** 4884400
Original Sale Date: 07/05/2023
Deed of Trust Date: 10/29/2021 **Recording Date:** 11/04/2021 **Reception #:** 4772971
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 2, STOCKTON SUBDIVISION THIRD FILING, COUNTY OF WELD, STATE OF COLORADO.

APN #: 105728124017

Address: 405 11Th St, Gilcrest, CO 80623

Original Note Amt: \$328,932.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$323,223.47 **As Of:** 02/22/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Jared Paul Martinez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF ENGLAND, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jared Paul Martinez

Publication: Greeley Tribune **First Publication Date:** 05/12/2023
Last Publication Date: 06/09/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029398 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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