

Notices of Election and Demand Filed in Weld County

From March 06, 2023 Through March 10, 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: 23-0069

NED Date: 03/06/2023 **Reception #:** 4884929
Original Sale Date: 07/05/2023
Deed of Trust Date: 05/25/2017 **Recording Date:** 06/01/2017 **Reception #:** 4306774
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 80, ARISTOCRAT RANCHETTES THIRD FILING, COUNTY OF WELD, STATE OF COLORADO.

TAX PARCEL ID NO.: 130926305001

Address: 16322 Higgins Avenue, Fort Lupton, CO 80621

Original Note Amt: \$352,500.00 **LoanType:** REVERSE/FHA **Interest Rate:** 4.906
Current Amount: \$131,533.91 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Karen J Christiansen
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LAND HOME FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Karen J Christiansen

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: 23-029386 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0070

NED Date: 03/06/2023 **Reception #:** 4884930
Original Sale Date: 07/05/2023
Deed of Trust Date: 03/18/2004 **Recording Date:** 03/25/2004 **Reception #:** 3164816
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 15, BLOCK 7, VINCENT'S EAST ADDITION, 2ND FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 1306 4th Street, Fort Lupton, CO 80621

Original Note Amt: \$155,000.00 **LoanType:** CONV **Interest Rate:** 2.625
Current Amount: \$144,349.01 **As Of:** 02/23/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. Bank Trust National Association as trustee for BKPL-EG Series N Trust
Current Owner: Irma Ramirez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Fieldstone Mortgage Company, its successors and assigns
Grantor (Borrower On Deed of Trust): Irma Ramirez and Ramon Ramirez

Publication: Greeley Tribune **First Publication Date:** 05/12/2023
Last Publication Date: 06/09/2023
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO20670 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 23-0071

NED Date: 03/06/2023 **Reception #:** 4884931
Original Sale Date: 07/05/2023
Deed of Trust Date: 08/27/2015 **Recording Date:** 08/28/2015 **Reception #:** 4137496
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 7, GARDENSIDE ADDITION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1907 8th St, Greeley, CO 80631

Original Note Amt: \$147,969.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$130,315.46 **As Of:** 02/21/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: Melanie Summers
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Fairway
Independent Mortgage Corporation
Grantor (Borrower On Deed of Trust): Melanie Summers

Publication: Greeley Tribune **First Publication Date:** 05/12/2023
Last Publication Date: 06/09/2023
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 23CO00040-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

Foreclosure Number: 23-0072

NED Date: 03/09/2023 **Reception #:** 4885679
Original Sale Date: 07/12/2023
Deed of Trust Date: 10/11/2016 **Recording Date:** 10/26/2016 **Reception #:** 4248462
Re-Recording Date **Re-Recorded #:**

Legal: Lot 4, Block 7, Sharpe Subdivision First Filing, City of Dacono, County of Weld, State of Colorado.

Address: 510 Elizabeth Street, Dacono, CO 80514

Original Note Amt: \$294,509.00 **LoanType:** FHA **Interest Rate:** 3.49
Current Amount: \$231,704.24 **As Of:** 10/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Peter Lendel
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Prospect
Mortgage, LLC
Grantor (Borrower On Deed of Trust): Peter Lendel

Publication: Greeley Tribune **First Publication Date:** 05/19/2023
Last Publication Date: 06/16/2023
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 23CO00048-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

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Foreclosure Number: 23-0073

NED Date: 03/09/2023 **Reception #:** 4885678
Original Sale Date: 07/12/2023
Deed of Trust Date: 10/04/2021 **Recording Date:** 10/11/2021 **Reception #:** 4764483
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 3, WYNDHAM HILL FILING NO. 4 REPLAT A, COUNTY OF WELD, STATE OF COLORADO.

Address: 6572 Empire Ave, Frederick, CO 80516

Original Note Amt: \$540,600.00 **LoanType:** FNMA **Interest Rate:** 2.875
Current Amount: \$531,019.95 **As Of:** 10/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): ELEVATIONS CREDIT UNION
Current Owner: Fan Jiang
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Elevations
Credit Union
Grantor (Borrower On Deed of Trust): Fan Jiang

Publication: Greeley Tribune **First Publication Date:** 05/19/2023
Last Publication Date: 06/16/2023
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 23CO00050-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

Foreclosure Number: 23-0074

NED Date: 03/09/2023 **Reception #:** 4885680
Original Sale Date: 07/12/2023
Deed of Trust Date: 08/25/2020 **Recording Date:** 08/26/2020 **Reception #:** 4623273
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 14, SETTLERS VILLAGE, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 105912028002

Address: 2444 Carriage Drive, Milliken, CO 80543

Original Note Amt: \$253,276.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$242,754.78 **As Of:** 10/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Tyler Salls
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Tyler Salls

Publication: Greeley Tribune **First Publication Date:** 05/19/2023
Last Publication Date: 06/16/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029376 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 23-0075

NED Date: 03/09/2023 **Reception #:** 4885681
Original Sale Date: 07/12/2023
Deed of Trust Date: 02/21/2019 **Recording Date:** 02/25/2019 **Reception #:** 4468987
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 5, BROADVIEW ACRES THIRD ADDITION, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 433 27th Ave, Greeley, CO 80634

Original Note Amt: \$154,000.00 **LoanType:** Conventional **Interest Rate:** 4.375
Current Amount: \$144,603.49 **As Of:** 10/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: Hensley, Sherri
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): Sherri Hensley

Publication: Greeley Tribune **First Publication Date:** 05/19/2023
Last Publication Date: 06/16/2023

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

Attorney File Number: 23-029463 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0076

NED Date: 03/10/2023 **Reception #:** 4885818
Original Sale Date: 07/12/2023
Deed of Trust Date: 05/01/2017 **Recording Date:** 05/03/2017 **Reception #:** 4299071
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 8, RIDGE CREST SUBDIVISION PUD FILING NO. 3 COUNTY OF WELD, STATE OF COLORADO.

Address: 10484 Sunburst Avenue, Firestone, CO 80504

Original Note Amt: \$342,202.00 **LoanType:** VA **Interest Rate:** 3.375
Current Amount: \$386,951.03 **As Of:** 08/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Donna Honeycutt
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Donna Honeycutt

Publication: Greeley Tribune **First Publication Date:** 05/19/2023
Last Publication Date: 06/16/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-953202-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 23-0077

NED Date: 03/10/2023 **Reception #:** 4885819
Original Sale Date: 07/12/2023
Deed of Trust Date: 12/13/2019 **Recording Date:** 12/16/2019 **Reception #:** 4550355
Re-Recording Date **Re-Recorded #:**

Legal: LOT 35, BLOCK 2, GRASSLANDS PARK SUBDIVISION, IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.
APN #: 080717414035

Address: 346 Buffalo Drive, Windsor, CO 80550

Original Note Amt: \$343,660.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$341,839.61 **As Of:** 06/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: David Alan Scheafer AND Molly Lynn Evert
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): David Alan Scheafer AND Molly Lynn Evert

Publication: Greeley Tribune **First Publication Date:** 05/19/2023
Last Publication Date: 06/16/2023

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

Attorney File Number: 23-029485 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0078

NED Date: 03/10/2023 **Reception #:** 4885820
Original Sale Date: 07/12/2023
Deed of Trust Date: 09/27/2019 **Recording Date:** 10/08/2019 **Reception #:** 4530471
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 13, BLUE LAKE SUBDIVISION FILING NO. 2 FINAL PLAT, COUNTY OF WELD, STATE OF COLORADO.
APN #: 147125135010

Address: 292 Horizon Ave, Lochbuie, CO 80603

Original Note Amt: \$342,580.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$325,386.51 **As Of:** 10/01/2022 **Interest Type:** Fixed

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

Publication: Greeley Tribune **First Publication Date:** 05/19/2023
Last Publication Date: 06/16/2023

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

Attorney File Number: 23-029480 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 23-0079

NED Date: 03/10/2023 **Reception #:** 4885822
Original Sale Date: 07/12/2023
Deed of Trust Date: 04/29/2022 **Recording Date:** 05/03/2022 **Reception #:** 4824252
Re-Recording Date: **Re-Recorded #:**

Legal: LOTS 4 AND 5, BLOCK 34, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

Address: 246 7th Street, Frederick, CO 80530

Original Note Amt: \$126,100.00 **LoanType:** FHLMC **Interest Rate:** 5
Current Amount: \$125,490.15 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Elevations Credit Union
Current Owner: Emalee Jean Donovan
Grantee (Lender On Deed of Trust): Elevations Credit Union
Grantor (Borrower On Deed of Trust): James Donovan

Publication: Greeley Tribune **First Publication Date:** 05/19/2023
Last Publication Date: 06/16/2023

Attorney for Beneficiary: Messner & Reeves, LLC
Attorney File Number: 8021.0045 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

Foreclosure Number: 23-0080

NED Date: 03/10/2023 **Reception #:** 4885821
Original Sale Date: 07/12/2023
Deed of Trust Date: 07/27/2018 **Recording Date:** 07/27/2018 **Reception #:** 4418715
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 15, BLOCK 16, JOHNSTOWN FARMS FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO

Address: 425 Heritage Lane, Johnstown, CO 80534

Original Note Amt: \$316,167.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$297,242.43 **As Of:** 03/06/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): The Money Source, Inc.
Current Owner: Matthew J. Trine
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Synergy One Lending, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Matthew J. Trine

Publication: Greeley Tribune **First Publication Date:** 05/19/2023
Last Publication Date: 06/16/2023

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO21437 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159