

# Notices of Election and Demand Filed in Weld County

From March 13, 2023 Through March 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:** 23-0081

**NED Date:** 03/14/2023

**Reception #:** 4886406

**Original Sale Date:** 07/12/2023

**Deed of Trust Date:** 05/23/2014

**Recording Date:** 05/28/2014

**Reception #:** 4018930

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOTS 17 AND 18, BLOCK 14, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

**Address:** 201 4th Street, Frederick, CO 80530

**Original Note Amt:** \$198,979.00

**LoanType:** USDA

**Interest Rate:** 4.25

**Current Amount:** \$166,332.15

**As Of:** 02/27/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	PennyMac Loan Services, LLC
<b>Current Owner:</b>	Michael G Crisler
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Cornerstone Home Lending, Inc.
<b>Grantor (Borrower On Deed of Trust)</b>	Michael G Crisler

**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:** 23CO00059-1

**Phone:** (720) 25-9 8626

**Fax:** (720) 25-96709

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**Foreclosure Number:** 23-0082

**NED Date:** 03/14/2023

**Reception #:** 4886407

**Original Sale Date:** 07/12/2023

**Deed of Trust Date:** 06/30/2021

**Recording Date:** 07/01/2021

**Reception #:** 4731652

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 10, BLOCK 2, FRANK FARM SUBDIVISION, IN THE TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 596 S. Honeylocust Court, Milliken, CO 80543

**Original Note Amt:** \$365,752.00

**LoanType:** FHA

**Interest Rate:** 3.25

**Current Amount:** \$357,187.08

**As Of:** 03/06/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Mariah Blatzer and Ryan Blatzer
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Mariah Blatzer and Ryan Blatzer

**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:** 23-029484

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** 23-0083

**NED Date:** 03/15/2023      **Reception #:** 4886605  
**Original Sale Date:** 07/12/2023  
**Deed of Trust Date:** 09/18/2015      **Recording Date:** 09/22/2015      **Reception #:** 4143999  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE EAST 50 FEET OF THE NORTH 90 FEET OF LOT 1, BLOCK 48, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

**Address:** 705 12TH AVENUE, GREELEY, CO 80631

**Original Note Amt:** \$114,880.00      **LoanType:** FHA      **Interest Rate:** 3.875  
**Current Amount:** \$97,859.09      **As Of:** 04/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** DYLLAN J HARPER  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR HOME MORTGAGE ALLIANCE, LLC  
**Grantor (Borrower On Deed of Trust)** DYLLAN J HARPER AND JOSEPH B. LOOKINGBILL

**Publication:** Greeley Tribune      **First Publication Date:** 05/19/2023  
**Last Publication Date:** 06/16/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman , LLP  
**Attorney File Number:** 00000009753054      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0084

**NED Date:** 03/16/2023      **Reception #:** 4886789  
**Original Sale Date:** 07/19/2023  
**Deed of Trust Date:** 01/21/2016      **Recording Date:** 01/26/2016      **Reception #:** 4176301  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 2, WILDERLAND PARK, CORRECTED, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF AND ACCORDING TO AFFIDAVIT OF CORRECTION RECORDED NOVEMBER 7, 2005 UNDER RECEPTION NO. 3338279, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1214 5TH STREET, PIERCE, CO 80650

**Original Note Amt:** \$245,217.00      **LoanType:** FHA      **Interest Rate:** 4.000  
**Current Amount:** \$211,439.35      **As Of:** 09/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** JESSICA D PELTO  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC.  
**Grantor (Borrower On Deed of Trust)** AARON R PELTO

**Publication:** Greeley Tribune      **First Publication Date:** 05/26/2023  
**Last Publication Date:** 06/23/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman , LLP  
**Attorney File Number:** 00000009739293      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 23-0085

**NED Date:** 03/17/2023      **Reception #:** 4887111  
**Original Sale Date:** 07/19/2023  
**Deed of Trust Date:** 06/28/2019      **Recording Date:** 07/01/2019      **Reception #:** 4502418  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 7, CORRECTED- ROCKSBURY RIDGE, SECOND FILING, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 330 FOSSIL DR, JOHNSTOWN, CO 80534

**Original Note Amt:** \$408,598.00      **LoanType:** VA      **Interest Rate:** 3.875  
**Current Amount:** \$404,343.32      **As Of:** 03/01/2020      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** EDWARD J REILLY AND MEGAN A REILLY  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR USAA FEDERAL SAVINGS BANK  
**Grantor (Borrower On Deed of Trust):** EDWARD J REILLY AND MEGAN A REILLY

**Publication:** Greeley Tribune      **First Publication Date:** 05/26/2023  
**Last Publication Date:** 06/23/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009700949      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0086

**NED Date:** 03/17/2023      **Reception #:** 4887112  
**Original Sale Date:** 07/19/2023  
**Deed of Trust Date:** 02/03/2021      **Recording Date:** 02/08/2021      **Reception #:** 4680091  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 11, LOCHWOOD PLANNED UNIT DEVELOPMENT FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 114 Winnipeg St, Lochbuie, CO 80603

**Original Note Amt:** \$261,000.00      **LoanType:** FNMA      **Interest Rate:** 2.75  
**Current Amount:** \$252,421.19      **As Of:** 03/07/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Michigan Mutual, Inc.  
**Current Owner:** Elliott Fleck  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for MIMutual  
Mortgage, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Elliott Fleck

**Publication:** Greeley Tribune      **First Publication Date:** 05/26/2023  
**Last Publication Date:** 06/23/2023  
**Attorney for Beneficiary:** Messner & Reeves, LLC  
**Attorney File Number:** 8020.0091      **Phone:** (303) 62-31800      **Fax:** (303) 62-30552

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**Foreclosure Number:** 23-0087

**NED Date:** 03/17/2023

**Reception #:** 4887113

**Original Sale Date:** 07/19/2023

**Deed of Trust Date:** 01/31/2014

**Recording Date:** 02/04/2014

**Reception #:** 3994183

**Re-Recording Date:** 02/24/2014

**Re-Recorded #:** 3997897

**Legal:** LOT 4, CORRECTION TO MJF-1062, REPLAT OF LOT "B", HILL-N-PARK SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 4836 EVEREST PLACE, GREELEY, CO 80634

**Original Note Amt:** \$143,276.00

**LoanType:** FHA

**Interest Rate:** 4.250

**Current Amount:** \$118,710.74

**As Of:** 03/06/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Freedom Mortgage Corporation
<b>Current Owner:</b>	Hsar Lwe Moo
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Hsar Lwe Moo

**Publication:** Greeley Tribune

**First Publication Date:** 05/26/2023

**Last Publication Date:** 06/23/2023

**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.

**Attorney File Number:** CO21513

**Phone:** (303) 27-40155

**Fax:** (303) 27-40159