

# Notices of Election and Demand Filed in Weld County

From March 20, 2023 Through March 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:** 23-0088

**NED Date:** 03/20/2023      **Reception #:** 4887318  
**Original Sale Date:** 07/19/2023  
**Deed of Trust Date:** 05/16/2017      **Recording Date:** 05/22/2017      **Reception #:** 4303772  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 3, NORTHVIEW SUBDIVISION, FILING 1, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095901203018

**Address:** 329 33rd Ave, Greeley, CO 80631

**Original Note Amt:** \$109,308.00      **LoanType:** VA      **Interest Rate:** 3.75  
**Current Amount:** \$99,445.29      **As Of:** 03/10/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FIRST COMMUNITY MORTGAGE, INC.  
**Current Owner:** John R. Van Arsdale  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST COMMUNITY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** John R. Van Arsdale

**Publication:** Greeley Tribune      **First Publication Date:** 05/26/2023  
**Last Publication Date:** 06/23/2023

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

**Attorney File Number:** 23-029329      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0089

**NED Date:** 03/20/2023      **Reception #:** 4887319  
**Original Sale Date:** 07/19/2023  
**Deed of Trust Date:** 02/26/2018      **Recording Date:** 02/26/2018      **Reception #:** 4377811  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 16, PROMONTORY RESIDENTIAL, FIRST FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095712007007

**Address:** 1126 102nd Ave, Greeley, CO 80634

**Original Note Amt:** \$260,875.00      **LoanType:** Conventional      **Interest Rate:** 4.99  
**Current Amount:** \$242,574.44      **As Of:** 03/13/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, N.A.  
**Current Owner:** Michelle Vanbeber  
**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):** Michelle Vanbeber

**Publication:** Greeley Tribune      **First Publication Date:** 05/26/2023  
**Last Publication Date:** 06/23/2023

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

**Attorney File Number:** 23-029553      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

From March 20, 2023 Through March 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:** 23-0090

**NED Date:** 03/20/2023      **Reception #:** 4887320  
**Original Sale Date:** 07/19/2023  
**Deed of Trust Date:** 08/01/2018      **Recording Date:** 08/06/2018      **Reception #:** 4421087  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 5 AND THE N 1/2 OF LOT 6, BLOCK 4, VALLEY VIEW, COUNTY OF WELD, STATE OF COLORADO.  
APN #: 096130204023

**Address:** 3715 Mcavoy Avenue, Evans, CO 80620

**Original Note Amt:** \$204,232.00      **LoanType:** FHA      **Interest Rate:** 5.125  
**Current Amount:** \$194,264.29      **As Of:** 03/13/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** April D. Ferguson  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** April D. Ferguson

**Publication:** Greeley Tribune      **First Publication Date:** 05/26/2023  
**Last Publication Date:** 06/23/2023

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

**Attorney File Number:** 23-029523      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0091

**NED Date:** 03/21/2023      **Reception #:** 4887575  
**Original Sale Date:** 07/19/2023  
**Deed of Trust Date:** 11/30/2020      **Recording Date:** 12/07/2020      **Reception #:** 4657680  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 10, LOCHWOOD PLANNED UNIT DEVELOPMENT FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.  
APN #: 141736410002

**Address:** 205 Spruce Avenue, Lochbuie, CO 80603

**Original Note Amt:** \$289,656.00      **LoanType:** FHA      **Interest Rate:** 2.875  
**Current Amount:** \$278,732.94      **As Of:** 10/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Kelly Zoglman and Stanley Jones  
**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):** Kelly Zoglman and Stanley Jones

**Publication:** Greeley Tribune      **First Publication Date:** 05/26/2023  
**Last Publication Date:** 06/23/2023

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

**Attorney File Number:** 23-029483      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

From March 20, 2023 Through March 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:** 23-0092

**NED Date:** 03/22/2023      **Reception #:** 4887872  
**Original Sale Date:** 07/19/2023  
**Deed of Trust Date:** 04/20/2018      **Recording Date:** 04/24/2018      **Reception #:** 4393189  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 37, BLOCK 1, GLEN EDEN AT KELLY FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 304 53rd Avenue, Greeley, CO 80634

**Original Note Amt:** \$289,000.00      **LoanType:** FNMA      **Interest Rate:** 5.25  
**Current Amount:** \$283,162.97      **As Of:** 03/15/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Assurance Financial Group LLC  
**Current Owner:** Evelyn Parker  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., As Beneficiary, As Nominee for Assurance  
Financial Group, LLC  
**Grantor (Borrower On Deed of Trust):** Evelyn Parker

**Publication:** Greeley Tribune      **First Publication Date:** 05/26/2023  
**Last Publication Date:** 06/23/2023

**Attorney for Beneficiary:** Messner & Reeves, LLC

**Attorney File Number:** 8020.0092      **Phone:** (303) 62-31800      **Fax:** (303) 62-30552

**Foreclosure Number:** 23-0093

**NED Date:** 03/24/2023      **Reception #:** 4888334  
**Original Sale Date:** 07/26/2023  
**Deed of Trust Date:** 03/10/2022      **Recording Date:** 03/15/2022      **Reception #:** 4810189  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE WEST 150 FEET OF THE EAST 250 FEET OF BLOCK 25, BEATTY'S ADDITION TO THE TOWN OF GROVER,  
COUNTY OF WELD, STATE OF COLORADO.

**Address:** 115 Chatoga Ave, Grover, CO 80729

**Original Note Amt:** \$382,936.00      **LoanType:** FHA      **Interest Rate:** 4.25  
**Current Amount:** \$380,279.36      **As Of:** 10/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Aguilar, Kari  
**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):** Kari Aguilar

**Publication:** Greeley Tribune      **First Publication Date:** 06/02/2023  
**Last Publication Date:** 06/30/2023

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

**Attorney File Number:** 23-029543      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

From March 20, 2023 Through March 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:** 23-0094

**NED Date:** 03/24/2023

**Reception #:** 4888335

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 06/22/2016

**Recording Date:** 06/23/2016

**Reception #:** 4213681

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 11, BLOCK 4, HOMESTEAD HEIGHTS SUBDIVISION FILING 1, COUNTY OF WELD, STATE OF COLORADO  
PARCEL ID NUMBER: 095917004011

**Address:** 7219 W 20Th St Ln, Greeley, CO 80634

**Original Note Amt:** \$271,000.00

**LoanType:** FHA

**Interest Rate:** 4.5

**Current Amount:** \$240,628.78

**As Of:** 10/01/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Herndon, Jeremy, R

**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)** Jeremy R Herndon

**Publication:** Greeley Tribune

**First Publication Date:** 06/02/2023

**Last Publication Date:** 06/30/2023

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

**Attorney File Number:** 23-029545

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

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

# Notices of Election and Demand Filed in Weld County

From March 20, 2023 Through March 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:** 23-0095

**NED Date:** 03/24/2023

**Reception #:** 4888336

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 04/25/2019

**Recording Date:** 06/24/2019

**Reception #:** 4499729

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO LOT 4, BLOCK 2, STROH FARM FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 3349638 OF THE WELD COUNTY, COLORADO RECORDS. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

**Address:** 330 Saxony Rd, Johnstown, CO 80534

**Original Note Amt:** \$160,000.00

**LoanType:** Conventional Residential

**Interest Rate:** 7.490

**Current Amount:** \$158,136.48

**As Of:** 03/08/2023

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. Bank National Association  
**Current Owner:** Kevin D Schreiner and Deborah G Schreiner  
**Grantee (Lender On Deed of Trust):** U.S. Bank National Association  
**Grantor (Borrower On Deed of Trust):** Kevin D Schreiner and Deborah G Schreiner

**Publication:** Greeley Tribune

**First Publication Date:** 06/02/2023

**Last Publication Date:** 06/30/2023

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-953158-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369

**Foreclosure Number:** 23-0096

**NED Date:** 03/24/2023

**Reception #:** 4888338

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 04/29/2008

**Recording Date:** 05/02/2008

**Reception #:** 3551405

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 5 BLOCK 7, EATON COMMONS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

**Address:** 412 Laurel Ave, Eaton, CO 80615

**Original Note Amt:** \$162,701.00

**LoanType:** FHA

**Interest Rate:** 3.500

**Current Amount:** \$162,891.29

**As Of:** 03/14/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK OF AMERICA, N.A.  
**Current Owner:** Gregory Michael Denning  
**Grantee (Lender On Deed of Trust):** Countrywide Bank, FSB  
**Grantor (Borrower On Deed of Trust):** Gregory Michael Denning

**Publication:** Greeley Tribune

**First Publication Date:** 06/02/2023

**Last Publication Date:** 06/30/2023

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-22-947765-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369

# Notices of Election and Demand Filed in Weld County

From March 20, 2023 Through March 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:** 23-0097

**NED Date:** 03/24/2023

**Reception #:** 4888337

**Original Sale Date:** 07/26/2023

**Deed of Trust Date:** 05/20/2005

**Recording Date:** 06/09/2005

**Reception #:** 3293686

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 5, BLOCK 4, ELDER SUBDIVISION OF KERSEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 772 3rd St. Ct., Kersey, CO 80644

**Original Note Amt:** \$75,000.00

**LoanType:** Conventional/HELOC

**Interest Rate:** 3.230

**Current Amount:** \$23,181.53

**As Of:** 10/07/2022

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	JPMorgan Chase Bank, National Association
<b>Current Owner:</b>	Andrew Seidler and Lorita Seidler
<b>Grantee (Lender On Deed of Trust):</b>	JPMorgan Chase Bank, N.A.
<b>Grantor (Borrower On Deed of Trust)</b>	Andrew Seidler and Lorita Seidler as joint tenants

**Publication:** Greeley Tribune

**First Publication Date:** 06/02/2023

**Last Publication Date:** 06/30/2023

**Attorney for Beneficiary:** THE SAYER LAW GROUP, P.C.

**Attorney File Number:** CO220138

**Phone:** (303)353-2965

**Fax:** (303)632-8183