

# Notices of Election and Demand Filed in Weld County

From April 03, 2023 Through April 07, 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:** 23-0109

**NED Date:** 04/05/2023      **Reception #:** 4890612  
**Original Sale Date:** 08/02/2023  
**Deed of Trust Date:** 11/30/2018      **Recording Date:** 12/10/2018      **Reception #:** 4452376  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 7, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 209 Apache Place, Lochbuie, CO 80603

**Original Note Amt:** \$250,381.00      **LoanType:** FHA      **Interest Rate:** 5.25  
**Current Amount:** \$236,131.70      **As Of:** 03/28/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NewRez LLC d/b/a Shellpoint Mortgage Servicing  
**Current Owner:** Leonor Salazar  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Nova Financial & Investment Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Leonor Salazar

**Publication:** Greeley Tribune      **First Publication Date:** 06/09/2023  
**Last Publication Date:** 07/07/2023  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO21509      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 23-0110

**NED Date:** 04/05/2023      **Reception #:** 4890613  
**Original Sale Date:** 08/02/2023  
**Deed of Trust Date:** 08/30/2019      **Recording Date:** 09/09/2019      **Reception #:** 4521636\*\*  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 3, FRANK FARM SUBDIVISION, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO

\*\*This loan has been modified through a U.S. Department of Agriculture Loan Modification Agreement recorded 08/05/2022 at Reception No. 4846721 in the records of the Weld County Clerk and Recorder, Colorado.

**Address:** 540 S Rachel Ave, Milliken, CO 80543

**Original Note Amt:** \$333,333.00      **LoanType:** FARM      **Interest Rate:** 5.100  
**Current Amount:** \$236,575.44      **As Of:** 03/28/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Dalton Ray Roberts  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for NBH Bank, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Dalton Ray Roberts

**Publication:** Greeley Tribune      **First Publication Date:** 06/09/2023  
**Last Publication Date:** 07/07/2023  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO21618      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

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**Foreclosure Number:** 23-0111

**NED Date:** 04/05/2023

**Reception #:** 4890614

**Original Sale Date:** 08/02/2023

**Deed of Trust Date:** 01/05/2018

**Recording Date:** 01/11/2018

**Reception #:** 4366994\*\*

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE WEST PORTION OF LOT 1, IN BLOCK 2, OUTLOT "D" WESTMOOR ACRES FIRST FILING, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF LOT 1, BLOCK 2, OUTLOT "D" WESTMOOR ACRES FIRST FILING, SAID POINT BEING THE TRUE POINT OF BEGINNING AND CONSIDERING THE WEST LINE OF LOT 1, BLOCK 2 TO BEAR NORTH 04°24'33" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 04°24'33" EAST, 61.98 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A LONG CHORD WHICH BEARS NORTH 45°33'46" EAST, 32.90 FEET; THENCE NORTH 86°43'00" EAST, 25.48 FEET; THENCE SOUTH 04°06'31" WEST, 90.16 FEET ALONG THE COMMON LOT LINE THAT DIVIDES THE BI-LEVEL DUPLEX; THENCE NORTH 85°35'27" WEST, 47.38 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO..

\*\*This loan has been modified through a Loan Modification Agreement recorded 03/23/2020 at Reception No. 4577073 in the records of the Weld County Clerk and Recorder, Colorado.

**Address:** 4622 W. 5th Street, Greeley, CO 80634

**Original Note Amt:** \$199,192.00

**LoanType:** VA

**Interest Rate:** 4.000

**Current Amount:** \$193,981.48

**As Of:** 03/28/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Lakeview Loan Servicing, LLC
<b>Current Owner:</b>	John L. Foos
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Envoy Mortgage, Ltd., its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	John L. Foos

**Publication:** Greeley Tribune

**First Publication Date:** 06/09/2023

**Last Publication Date:** 07/07/2023

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

**Attorney File Number:** 81464-LCS

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