

Notices of Election and Demand Filed in Weld County

From April 17, 2023 Through April 21, 2023

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You should conduct your own due diligence.

Foreclosure Number: 23-0116

NED Date: 04/17/2023 **Reception #:** 4892663
Original Sale Date: 08/16/2023
Deed of Trust Date: 02/28/2020 **Recording Date:** 03/06/2020 **Reception #:** 4572789
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 5, WESTVIEW SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.
APN #: 131325305007

Address: 7214 Shavano Avenue, Frederick, CO 80504

Original Note Amt: \$411,312.00 **LoanType:** FHA **Interest Rate:** 4.25
Current Amount: \$394,036.87 **As Of:** 04/04/2023 **Interest Type:** Fixed

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

Publication: Greeley Tribune **First Publication Date:** 06/23/2023
Last Publication Date: 07/21/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029728 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0117

NED Date: 04/18/2023 **Reception #:** 4892878
Original Sale Date: 08/16/2023
Deed of Trust Date: 04/13/2016 **Recording Date:** 04/19/2016 **Reception #:** 4196491
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27, PLEASANT ACRES FIRST ADDITION TO THE TOWN OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Address: 1302 Pleasant Acres Dr, Evans, CO 80620

Original Note Amt: \$225,000.00 **LoanType:** REVERSE FHA **Interest Rate:** 4.964
Current Amount: \$86,762.32 **As Of:** 04/06/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): Carrington Mortgage Services LLC
Current Owner: James W. Marshall
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for One Reverse
Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) James W. Marshall

Publication: Greeley Tribune **First Publication Date:** 06/23/2023
Last Publication Date: 07/21/2023
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO11131 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 23-0118

NED Date: 04/18/2023 **Reception #:** 4892879
Original Sale Date: 08/16/2023
Deed of Trust Date: 09/13/2012 **Recording Date:** 09/14/2012 **Reception #:** 3873657
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 1, SHERWOOD PARK FIRST ADDITION, TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2929 W 13TH ST, GREELEY, CO 80634

Original Note Amt: \$102,700.00 **LoanType:** CONVENTIONAL **Interest Rate:** 3.875
Current Amount: \$80,655.58 **As Of:** 07/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: DIANA L CHURCHILL AND KENNETH D MAGRUDER II
Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.
Grantor (Borrower On Deed of Trust): DIANA L CHURCHILL

Publication: Greeley Tribune **First Publication Date:** 06/23/2023
Last Publication Date: 07/21/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009747015 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 23-0119

NED Date: 04/19/2023 **Reception #:** 4893219
Original Sale Date: 08/16/2023
Deed of Trust Date: 02/04/2022 **Recording Date:** 02/07/2022 **Reception #:** 4800292
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION
PARCEL ID NUMBER: 095923418010

Address: 3601 Ponderosa Court, 10, Evans, CO 80620

Original Note Amt: \$250,381.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$247,773.85 **As Of:** 04/05/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: JENNIFER YUSSUF
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Nazaret Gaspar

Publication: Greeley Tribune **First Publication Date:** 06/23/2023
Last Publication Date: 07/21/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029653 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 23-0120

NED Date: 04/19/2023

Reception #: 4893220

Original Sale Date: 08/16/2023

Deed of Trust Date: 07/19/2019

Recording Date: 07/24/2019

Reception #: 4508395

Re-Recording Date

Re-Recorded #:

Legal: LOTS 1, 2, AND 3, BLOCK 93, IN THE TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO

Address: 301 S DOROTHY AVENUE, MILLIKEN, CO 80543

Original Note Amt: \$316,167.00

LoanType: FHA

Interest Rate: 4.000

Current Amount: \$298,237.64

As Of: 10/01/2022

Interest Type: Fixed

Current Lender (Beneficiary):	LAKEVIEW LOAN SERVICING, LLC
Current Owner:	JOSEPH B MARTINEZ AND MARLENA EVA MADRILL
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC.
Grantor (Borrower On Deed of Trust)	JOSEPH B MARTINEZ AND MARLENA EVA MADRILL

Publication: Greeley Tribune

First Publication Date: 06/23/2023

Last Publication Date: 07/21/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009753062

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 23-0121

NED Date: 04/19/2023

Reception #: 4893221

Original Sale Date: 08/16/2023

Deed of Trust Date: 02/19/2019

Recording Date: 02/22/2019

Reception #: 4468621

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 5, SECOND REPLAT OF WOODBRIAR SECOND FILING, A SUBDIVISION OF THE CITY OF GREELEY COUNTY OF WELD, STATE OF COLORADO.

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON APRIL 5, 2023 AT RECEPTION NO. 4890783 TO CORRECT LEGAL DESCRIPTION.

Address: 1733 30Th Avenue Court, Greeley, CO 80634-6826

Original Note Amt: \$264,041.00

LoanType: FHA

Interest Rate: 3.125

Current Amount: \$248,334.14

As Of: 04/07/2023

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jeno Potyondy and Shirley Ann Potyondy
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ENVOY MORTGAGE, LTD, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Jeno Potyondy and Shirley Ann Potyondy

Publication: Greeley Tribune

First Publication Date: 06/23/2023

Last Publication Date: 07/21/2023

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

Attorney File Number: 23-029722

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 23-0122

NED Date: 04/19/2023 **Reception #:** 4893222
Original Sale Date: 08/16/2023
Deed of Trust Date: 06/26/2014 **Recording Date:** 06/30/2014 **Reception #:** 4027398
Re-Recording Date **Re-Recorded #:**

Legal: LOT A, RECORDED EXEMPTION NO. 0705-15-2-RE1254, COUNTY OF WELD, STATE OF COLORADO.

PROPERTY TAX ID NUMBER: 070515200020

Address: 9320 E State Highway 14, Severance, CO 80524

Original Note Amt: \$191,468.00 **LoanType:** FHA **Interest Rate:** 4.25
Current Amount: \$160,254.01 **As Of:** 04/12/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: Abundio David Meza
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): Abundio David Meza

Publication: Greeley Tribune **First Publication Date:** 06/23/2023
Last Publication Date: 07/21/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029639 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0123

NED Date: 04/20/2023 **Reception #:** 4893495
Original Sale Date: 08/23/2023
Deed of Trust Date: 03/28/2014 **Recording Date:** 03/28/2014 **Reception #:** 4005362
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 5, EATON COMMONS SUBDIVISION, IN THE TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO.

APN# 070931005002

Address: 448 Hickory Ave, Eaton, CO 80615

Original Note Amt: \$202,551.00 **LoanType:** USDA **Interest Rate:** 4.25
Current Amount: \$167,004.66 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: Reyes Betancur
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR VAN DYK MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Reyes Betancur

Publication: Greeley Tribune **First Publication Date:** 06/30/2023
Last Publication Date: 07/28/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029610 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 23-0124

NED Date: 04/20/2023 **Reception #:** 4893496
Original Sale Date: 08/23/2023
Deed of Trust Date: 03/09/2007 **Recording Date:** 03/20/2007 **Reception #:** 3463116
Re-Recording Date **Re-Recorded #:**

Legal: Lot 37, Block 2, Park Land Estates, County of Weld, State of Colorado.

Address: 4772 Sylvia Ln, Erie, CO 80516

Original Note Amt: \$116,250.00 **LoanType:** CONV **Interest Rate:** 8.625
Current Amount: \$92,088.09 **As Of:** 04/14/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Towd Point Mortgage Trust 2019-3, U.S. Bank National Association, as Indenture Trustee
Current Owner: Timothy J. Kosmerl
Grantee (Lender On Deed of Trust): National City Bank
Grantor (Borrower On Deed of Trust): Timothy John Kosmerl

Publication: Greeley Tribune **First Publication Date:** 06/30/2023
Last Publication Date: 07/28/2023

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

Attorney File Number: CO-20611 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 23-0125

NED Date: 04/21/2023 **Reception #:** 4893738
Original Sale Date: 08/23/2023
Deed of Trust Date: 02/21/2008 **Recording Date:** 03/06/2008 **Reception #:** 3540130
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 30, ARISTOCRAT RANCHETTES, SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 15075 MARY AVENUE, FORT LUPTON, CO 80621

Original Note Amt: \$183,998.00 **LoanType:** FHA **Interest Rate:** 6
Current Amount: \$190,906.12 **As Of:** 12/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE LP
Current Owner: Miguel Reyes Gonzalez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Miguel Reyes Gonzalez

Publication: Greeley Tribune **First Publication Date:** 06/30/2023
Last Publication Date: 07/28/2023

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

Attorney File Number: 14-004579 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 23-0126

NED Date: 04/21/2023 **Reception #:** 4893739
Original Sale Date: 08/23/2023
Deed of Trust Date: 07/31/2019 **Recording Date:** 08/05/2019 **Reception #:** 4511684
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 4, STROH FARM FILING NO. 5, COUNTY OF WELD, STATE OF COLORADO.
L13 BLK4 STROH FARM 5TH FG
APN #: 105920436003

Address: 2707 WHITE WING RD, JOHNSTOWN, CO 80534

Original Note Amt: \$409,825.00 **LoanType:** Conventional **Interest Rate:** 4.625
Current Amount: \$398,309.15 **As Of:** 06/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): PLAZA HOME MORTGAGE, INC.
Current Owner: AARON BOTTRELL AND AMY BOTTRELL
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITY
FIRST MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) AARON BOTTRELL AND AMY BOTTRELL

Publication: Greeley Tribune **First Publication Date:** 06/30/2023
Last Publication Date: 07/28/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027548 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0127

NED Date: 04/21/2023 **Reception #:** 4893740
Original Sale Date: 08/23/2023
Deed of Trust Date: 11/30/2018 **Recording Date:** 12/04/2018 **Reception #:** 4451259
Re-Recording Date **Re-Recorded #:**

Legal: LOT 137, MARGIL FARMS SECOND FILING, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PARCEL ID NUMBER: 120703101137

Address: 3674 Homestead Drive, Mead, CO 80542

Original Note Amt: \$324,022.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$302,095.17 **As Of:** 10/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Gary Feavel AND Heather Feavel AND Sally Feavel
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Gary Feavel AND Heather Feavel AND Sally Feavel

Publication: Greeley Tribune **First Publication Date:** 06/30/2023
Last Publication Date: 07/28/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029627 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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