

Notices of Election and Demand Filed in Weld County

From May 01, 2023 Through May 05, 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: 23-0129

NED Date: 05/01/2023 **Reception #:** 4895391
Original Sale Date: 08/30/2023
Deed of Trust Date: 01/06/2003 **Recording Date:** 03/11/2003 **Reception #:** 3040950
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 3, MAPLEWOOD SUBDIVISION FILING NO. 3, WELD COUNTY, COLORADO
THE REAL PROPERTY TAX IDENTIFICATION NUMBER IS 131131111011

Address: 305 S Hawthorn St, Frederick, CO 80530

Original Note Amt: \$21,000.00 **LoanType:** Conventional **Interest Rate:** 5.25
Current Amount: \$6,552.73 **As Of:** 01/28/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): MEB Loan Trust II
Current Owner: Alfredo Franco AND M Socorro Franco
Grantee (Lender On Deed of Trust): STATE FARM BANK, F.S.B.
Grantor (Borrower On Deed of Trust): Alfredo Franco AND M Socorro Franco

Publication: Greeley Tribune **First Publication Date:** 07/07/2023
Last Publication Date: 08/04/2023

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

Attorney File Number: 23-029641 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0130

NED Date: 05/01/2023 **Reception #:** 4895392
Original Sale Date: 08/30/2023
Deed of Trust Date: 11/25/2020 **Recording Date:** 12/03/2020 **Reception #:** 4656681
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 11, TOWNSITE OF CAMFIELD, COUNTY OF WELD, STATE OF COLORADO.
APN #: 071118022002

Address: 24630 Railroad St, Eaton, CO 80615

Original Note Amt: \$353,479.00 **LoanType:** FHA **Interest Rate:** 3
Current Amount: \$349,816.69 **As Of:** 07/01/2021 **Interest Type:** Fixed

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

Publication: Greeley Tribune **First Publication Date:** 07/07/2023
Last Publication Date: 08/04/2023

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

Attorney File Number: 23-029747 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 23-0131

NED Date: 05/01/2023 **Reception #:** 4895393
Original Sale Date: 08/30/2023
Deed of Trust Date: 07/30/2019 **Recording Date:** 08/06/2019 **Reception #:** 4512101
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 18, ANITA'S ACRES ADDITION, COUNTY OF WELD, STATE OF COLORADO.

APN #: 130526321006

Address: 545 S Elm Street, Keenesburg, CO 80643

Original Note Amt: \$309,294.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$305,639.86 **As Of:** 05/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Camaron Mykal Johnson AND Sadie Jane Hammond
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): Camaron Mykal Johnson AND Sadie Jane Hammond

Publication: Greeley Tribune **First Publication Date:** 07/07/2023
Last Publication Date: 08/04/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029767 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0132

NED Date: 05/01/2023 **Reception #:** 4895394
Original Sale Date: 08/30/2023
Deed of Trust Date: 08/07/2017 **Recording Date:** 08/09/2017 **Reception #:** 4325603
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 3, BOOMERANG RANCH FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 7702 W 12th St, Greeley, CO 80634

Original Note Amt: \$310,337.00 **LoanType:** FHA **Interest Rate:** 3.000
Current Amount: \$249,942.78 **As Of:** 01/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Sondra Raner
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Gardner Financial Services LTD, dba Legacy Mutual Mortgage, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Sondra Raner

Publication: Greeley Tribune **First Publication Date:** 07/07/2023
Last Publication Date: 08/04/2023
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-23-957105-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 23-0133

NED Date: 05/01/2023

Reception #: 4895395

Original Sale Date: 08/30/2023

Deed of Trust Date: 06/30/2018

Recording Date: 07/09/2018

Reception #: 4413269

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 7, WESTMOOR WEST, COUNTY OF WELD, STATE OF COLORADO.

Address: 4940 W 6TH STREET RD, GREELEY, CO 80634

Original Note Amt: \$250,000.00

LoanType: CONVENTIONAL

Interest Rate: 4.990

Current Amount: \$242,539.34

As Of: 08/01/2020

Interest Type: Fixed

Current Lender (Beneficiary):	MATRIX FINANCIAL SERVICES CORP
Current Owner:	JENIFER MARTINEZ-SANTIAGO AND FRANCES SLATES
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust)	JENIFER MARTINEZ-SANTIAGO AND FRANCES SLATES

Publication: Greeley Tribune

First Publication Date: 07/07/2023

Last Publication Date: 08/04/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009794074

Phone: (303)350-3711

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