

# Notices of Election and Demand Filed in Weld County

From May 15, 2023 Through May 19, 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:** 23-0139

**NED Date:** 05/15/2023

**Reception #:** 4898013

**Original Sale Date:** 09/13/2023

**Deed of Trust Date:** 02/02/2022

**Recording Date:** 02/03/2022

**Reception #:** 4799257

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 21, JOHNSTOWN CENTER FIRST ADDITION, TO THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 707 Country Acres Dr, Johnstown, CO 80534

**Original Note Amt:** \$450,656.00

**LoanType:** FHA

**Interest Rate:** 3.75

**Current Amount:** \$445,166.16

**As Of:** 05/03/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Christopher Michael Bergman AND Valleri Jean Rogers
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Christopher Michael Bergman AND Valleri Jean Rogers

**Publication:** Greeley Tribune

**First Publication Date:** 07/21/2023

**Last Publication Date:** 08/18/2023

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

**Attorney File Number:** 23-029920

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

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

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**Foreclosure Number:** 23-0140

**NED Date:** 05/15/2023      **Reception #:** 4898014  
**Original Sale Date:** 09/13/2023  
**Deed of Trust Date:** 12/01/2016      **Recording Date:** 12/12/2016      **Reception #:** 4260810  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 4, RIDGE CREST SUBDIVISION FILING NO. 2, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

**Address:** 6924 QUIGLEY CIR, FIRESTONE, CO 80504

**Original Note Amt:** \$174,501.00      **LoanType:** FHA      **Interest Rate:** 7.250  
**Current Amount:** \$166,549.14      **As Of:** 05/03/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** RACHEL SALAZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR FBC MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust)** RACHEL D SALAZ WHO ACQUIRED TITLE AS RACHEL SALAZ

**Publication:** Greeley Tribune      **First Publication Date:** 07/21/2023  
**Last Publication Date:** 08/18/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman , LLP  
**Attorney File Number:** 00000009790429      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0141

**NED Date:** 05/15/2023      **Reception #:** 4898015  
**Original Sale Date:** 09/13/2023  
**Deed of Trust Date:** 03/23/2016      **Recording Date:** 03/29/2016      **Reception #:** 4190998  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 249 S GRAND AVE, FORT LUPTON, CO 80621

**Original Note Amt:** \$135,734.00      **LoanType:** FHA      **Interest Rate:** 5.125  
**Current Amount:** \$116,337.34      **As Of:** 05/04/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** KAYLEEN TEETS  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR MARKETPLACE HOME MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust)** KAYLEEN M TEETS

**Publication:** Greeley Tribune      **First Publication Date:** 07/21/2023  
**Last Publication Date:** 08/18/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman , LLP  
**Attorney File Number:** 00000009787458      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 23-0142

**NED Date:** 05/15/2023

**Reception #:** 4898016

**Original Sale Date:** 09/13/2023

**Deed of Trust Date:** 02/19/2018

**Recording Date:** 02/27/2018

**Reception #:** 4378302

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 27, ENCHANTED HILLS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 7061 COUNTY ROAD 22, LONGMONT, CO 80504

**Original Note Amt:** \$335,000.00

**LoanType:** CONVENTIONAL

**Interest Rate:** 4.375

**Current Amount:** \$302,766.40

**As Of:** 05/04/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PINGORA LOAN SERVICING, LLC

**Current Owner:** MIKE WINTER AND KAREN WINTER

**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)** MIKE WINTER AND KAREN WINTER

**Publication:** Greeley Tribune

**First Publication Date:** 07/21/2023

**Last Publication Date:** 08/18/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000009763384

**Phone:** (303)350-3711

**Fax:** (303)813-1107

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**Foreclosure Number:** 23-0143

**NED Date:** 05/15/2023

**Reception #:** 4898017

**Original Sale Date:** 09/13/2023

**Deed of Trust Date:** 12/15/2017

**Recording Date:** 12/18/2017

**Reception #:** 4360915

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 6, BLOCK 7, PARKVIEW SOUTH, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2433 ALPINE AVE, GREELEY, CO 80631-9062

**Original Note Amt:** \$168,000.00

**LoanType:** CONVENTIONAL

**Interest Rate:** 4.560

**Current Amount:** \$152,962.78

**As Of:** 12/01/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

**Current Owner:** PAUL B SWANSON

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS INC.

**Grantor (Borrower On Deed of Trust)** PAUL B. SWANSON

**Publication:** Greeley Tribune

**First Publication Date:** 07/21/2023

**Last Publication Date:** 08/18/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman , LLP

**Attorney File Number:** 00000009785346

**Phone:** (303)350-3711

**Fax:** (303)813-1107



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**Foreclosure Number:** 23-0146

**NED Date:** 05/16/2023      **Reception #:** 4898370  
**Original Sale Date:** 09/13/2023  
**Deed of Trust Date:** 03/10/2020      **Recording Date:** 03/11/2020      **Reception #:** 4574102  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 3, Block 11, Clearview PUD, Second Filing Town of Johnstown, County of Weld, State of Colorado.

**Address:** 165 Alder Ave, Johnstown, CO 80534

**Original Note Amt:** \$378,026.00      **LoanType:** FHA      **Interest Rate:** 3.63  
**Current Amount:** \$368,923.89      **As Of:** 05/10/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Jacob W West  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for United Wholesale Mortgage  
**Grantor (Borrower On Deed of Trust):** Jacob W West

**Publication:** Greeley Tribune      **First Publication Date:** 07/21/2023  
**Last Publication Date:** 08/18/2023  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 23CO00155-1      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

**Foreclosure Number:** 23-0147

**NED Date:** 05/16/2023      **Reception #:** 4898371  
**Original Sale Date:** 09/13/2023  
**Deed of Trust Date:** 11/23/2012      **Recording Date:** 11/28/2012      **Reception #:** 3891466  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 4, VISTA RIDGE FILING NO. 1-O, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

**Address:** 2058 Lodgepole Drive, Erie, CO 80516

**Original Note Amt:** \$316,000.00      **LoanType:** FNMA      **Interest Rate:** 3.5  
**Current Amount:** \$254,746.08      **As Of:** 05/03/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ELEVATIONS CREDIT UNION  
**Current Owner:** Erin K Gallagher, Patrick M Gallagher  
**Grantee (Lender On Deed of Trust):** Elevations Credit Union  
**Grantor (Borrower On Deed of Trust):** Erin K Gallagher and Patrick M Gallagher

**Publication:** Greeley Tribune      **First Publication Date:** 07/21/2023  
**Last Publication Date:** 08/18/2023  
**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 23CO00171-1      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

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**Foreclosure Number:** 23-0148

**NED Date:** 05/17/2023

**Reception #:** 4898608

**Original Sale Date:** 09/13/2023

**Deed of Trust Date:** 12/13/2019

**Recording Date:** 12/23/2019

**Reception #:** 4552681

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 9, BLOCK 4, WESTVIEW SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

APN #: 131325304009

**Address:** 7228 Shavano Avenue, Frederick, CO 80504

**Original Note Amt:** \$390,692.00

**LoanType:** FHA

**Interest Rate:** 5.25

**Current Amount:** \$322,387.51

**As Of:** 05/09/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Christina Revane AND Thomas Revane
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Christina Revane AND Thomas Revane

**Publication:** Greeley Tribune

**First Publication Date:** 07/21/2023

**Last Publication Date:** 08/18/2023

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

**Attorney File Number:** 23-029903

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

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

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**Foreclosure Number:** 23-0149

**NED Date:** 05/17/2023

**Reception #:** 4898609

**Original Sale Date:** 09/13/2023

**Deed of Trust Date:** 07/09/2021

**Recording Date:** 07/09/2021

**Reception #:** 4734263

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 9, BLOCK 2, PEERY'S SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1530 8TH ST, GREELEY, CO 80631

**Original Note Amt:** \$296,670.00

**LoanType:** VA

**Interest Rate:** 2.875

**Current Amount:** \$289,274.29

**As Of:** 05/08/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
<b>Current Owner:</b>	DANIEL HUNSAKER
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS
<b>Grantor (Borrower On Deed of Trust)</b>	DANIEL HUNSAKER

**Publication:** Greeley Tribune

**First Publication Date:** 07/21/2023

**Last Publication Date:** 08/18/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 00000009774498

**Phone:** (303)350-3711

**Fax:** (303)813-1107



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**Foreclosure Number:** 23-0150

**NED Date:** 05/17/2023      **Reception #:** 4898610  
**Original Sale Date:** 09/13/2023  
**Deed of Trust Date:** 03/26/2021      **Recording Date:** 03/31/2021      **Reception #:** 4699467  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 1, RIVERBEND SUBDIVISION, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

**Address:** 4215 Denver St, Evans, CO 80620

**Original Note Amt:** \$183,000.00      **LoanType:** FNMA      **Interest Rate:** 3.625  
**Current Amount:** \$178,388.28      **As Of:** 05/10/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Citizens Bank NA f/k/a RBS Citizens NA  
**Current Owner:** David Wolfe  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Ideal Home Loans LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** David Wolfe

**Publication:** Greeley Tribune      **First Publication Date:** 07/21/2023  
**Last Publication Date:** 08/18/2023  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO21575      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 23-0151

**NED Date:** 05/19/2023      **Reception #:** 4899112  
**Original Sale Date:** 09/20/2023  
**Deed of Trust Date:** 06/11/2021      **Recording Date:** 06/16/2021      **Reception #:** 4726323  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 7, SILVERSTONE FILING 1 REPLAT A, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 2020 UNDER RECEPTION NO. 4573389.

**Address:** 6171 Easton Circle, Frederick, CO 80504

**Original Note Amt:** \$432,712.00      **LoanType:** FHA      **Interest Rate:** 3.5  
**Current Amount:** \$425,110.87      **As Of:** 07/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Sheng Moua AND Tommy Lee  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMEAMERICAN MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Sheng Moua AND Tommy Lee

**Publication:** Greeley Tribune      **First Publication Date:** 07/28/2023  
**Last Publication Date:** 08/25/2023  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 23-030017      **Phone:** (303)706-9990      **Fax:** (303)706-9994

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**Foreclosure Number:** 23-0152

**NED Date:** 05/19/2023      **Reception #:** 4899113  
**Original Sale Date:** 09/20/2023  
**Deed of Trust Date:** 04/23/2020      **Recording Date:** 04/24/2020      **Reception #:** 4585229  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 11, HIGHLAND HILLS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2053 50th Ave, Greeley, CO 80634

**Original Note Amt:** \$283,100.00      **LoanType:** Conventional Residential      **Interest Rate:** 3.375  
**Current Amount:** \$274,704.77      **As Of:** 05/11/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association  
**Current Owner:** Justin Witmer  
**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Justin Witmer

**Publication:** Greeley Tribune      **First Publication Date:** 07/28/2023  
**Last Publication Date:** 08/25/2023

**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-23-958244-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 23-0153

**NED Date:** 05/19/2023      **Reception #:** 4899114  
**Original Sale Date:** 09/20/2023  
**Deed of Trust Date:** 06/05/2020      **Recording Date:** 06/08/2020      **Reception #:** 4597143  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 5, Block 13, Hunters Crossing Subdivision Filing No. 1, County of Weld, State of Colorado.

**Address:** 1109 Ibex Dr, Severance, CO 80550

**Original Note Amt:** \$322,401.00      **LoanType:** VA      **Interest Rate:** 3.500  
**Current Amount:** \$322,401.00      **As Of:** 08/01/2020      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Mortgage Research Center, LLC DBA Veterans United Home Loans  
**Current Owner:** Justyn Shaw  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Justyn Shaw

**Publication:** Greeley Tribune      **First Publication Date:** 07/28/2023  
**Last Publication Date:** 08/25/2023

**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO21712      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159