

Notices of Election and Demand Filed in Weld County

From May 22, 2023 Through May 26, 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: 23-0154

NED Date: 05/22/2023

Reception #: 4899363

Original Sale Date: 09/20/2023

Deed of Trust Date: 03/13/2020

Recording Date: 03/17/2020

Reception #: 4575698

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 10, JOHNSTOWN FARMS FILING NO. 1, IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

Address: 621 DEE RD, JOHNSTOWN, CO 80534

Original Note Amt: \$404,456.00

LoanType: FHA

Interest Rate: 4.625

Current Amount: \$352,522.02

As Of: 12/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC

Current Owner: WALTER SANTOS

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC.

Grantor (Borrower On Deed of Trust) WALTER SANTOS

Publication: Greeley Tribune

First Publication Date: 07/28/2023

Last Publication Date: 08/25/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009787490

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 23-0155

NED Date: 05/22/2023 **Reception #:** 4899364
Original Sale Date: 09/20/2023
Deed of Trust Date: 06/08/2018 **Recording Date:** 06/11/2018 **Reception #:** 4405933
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, T-BONE RANCH SUBDIVISION, FIRST FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095922101002

Address: 3124 49th Ave, Greeley, CO 80634

Original Note Amt: \$313,222.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$292,295.04 **As Of:** 12/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Felicia Jo Miller
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): Felicia Jo Miller

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: 22-026809 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0156

NED Date: 05/22/2023 **Reception #:** 4899365
Original Sale Date: 09/20/2023
Deed of Trust Date: 03/26/2014 **Recording Date:** 04/07/2014 **Reception #:** 4007178
Re-Recording Date **Re-Recorded #:**

Legal: ALL THAT PARCEL OF LAND IN TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED DOC# 3024366, ID# R7772299, BEING KNOWN AND DESIGNATED AS:

LOT 9, BLOCK 6, ST. VRAIN RANCH SUBDIVISION, FILING 1, TOWN OF FIRESTONE, COUNTY OF WELD.

Address: 6542 Silverleaf Crt., Firestone, CO 80504

Original Note Amt: \$169,000.00 **LoanType:** FHLMC **Interest Rate:** 3.625
Current Amount: \$116,545.70 **As Of:** 11/08/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Specialized Loan Servicing, LLC
Current Owner: Robert Peacock and Brandi N. Peacock
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Brandi N. Peacock, a married person and Robert L. Peacock, a married person

Publication: Greeley Tribune **First Publication Date:** 07/28/2023
Last Publication Date: 08/25/2023
Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.
Attorney File Number: CO220149 **Phone:** (303)353-2965 **Fax:** (303)632-8183

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Foreclosure Number: 23-0157

NED Date: 05/24/2023 **Reception #:** 4899860
Original Sale Date: 01/03/2024
Deed of Trust Date: 03/20/2020 **Recording Date:** 03/25/2020 **Reception #:** 4577624
Re-Recording Date **Re-Recorded #:**

Legal: Lot A, RECORDED EXEMPTION NO. 0707-7-4 RE3842, recorded September 9, 2004 at Reception No. 3217507, being a part of the Southeast Quarter of Section 4, Township 7 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado.

Address: 14775 County Road 84, Ault, CO 80610

Original Note Amt: \$455,500.00 **LoanType:** FNMA **Interest Rate:** 3.75
Current Amount: \$433,770.65 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES
Current Owner: Jacob E Kelly, Sarah A Kelly
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Universal Lending Corporation
Grantor (Borrower On Deed of Trust): Jacob E Kelly and Sarah A Kelly

Publication: Greeley Tribune **First Publication Date:** 11/10/2023
Last Publication Date: 12/08/2023
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 23CO00135-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

Foreclosure Number: 23-0158

NED Date: 05/26/2023 **Reception #:**
Original Sale Date: 09/27/2023
Deed of Trust Date: 11/09/2018 **Recording Date:** 11/13/2018 **Reception #:** 4445757
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 1921 11Th Street, Greeley, CO 80631

Original Note Amt: \$268,055.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$258,221.14 **As Of:** 07/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Melinda Short
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGASTAR FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Melinda Short

Publication: Greeley Tribune **First Publication Date:** 08/04/2023
Last Publication Date: 09/01/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029697 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 23-0159

NED Date: 05/26/2023

Reception #:

Original Sale Date: 09/27/2023

Deed of Trust Date: 12/21/2019

Recording Date: 01/08/2020

Reception #: 4556520

Re-Recording Date

Re-Recorded #:

Legal: THE LAND REFERRED TO HEREIN IS SITUATE IN WELD COUNTY, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS:

PARCEL I: (A FEE SIMPLE INTEREST IN AND TO THE FOLLOWING:)

IMPROVEMENTS LOCATED ON:

THAT TRACT OR PARCEL DESIGNATED AS 7840, LOCATED ON OR ADJACENT TO SONGBIRD CIRCLE (STREET OR DRIVE OR COURT) ACCORDING TO THE FINAL SITE PLAN OF PRAIRIE GREENS RECORDED SEPTEMBER 29, 2000 AT RECEPTION NO. 2796955, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO LOCATED WITHIN THE FINAL PLAT OF PRAIRIE GREENS RECORDED JULY 08, 1998 AT RECEPTION NO. 2625085.

PARCEL II: (A LEASEHOLD INTEREST IN AND TO THE FOLLOWING)

THAT TRACT OR PARCEL DESIGNATED AS 7840 LOCATED ON OR ADJACENT TO SONGBIRD CIRCLE (STREET OR DRIVE OR COURT) ACCORDING TO THE FINAL SITE PLAN OF PRAIRIE GREENS RECORDED SEPTEMBER 29, 2000 AT RECEPTION NO. 2796955, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, TOGETHER WITH INGRESS AND EGRESS OVER AND ACROSS ALL STREETS, AVENUES, COURTS AND DRIVES AS SHOWN ON SAID FINAL SITE PLAN, LOCATED WITHIN THE FINAL PLAT OF PRAIRIE GREENS RECORDED JULY 08, 1998 AT RECEPTION NO. 2625085, EXCEPT THE IMPROVEMENTS THEREON, COUNTY OF WELD, STATE OF COLORADO.

Address: 7840 SONGBIRD CIR, FREDERICK, CO 80530

Original Note Amt: \$124,949.00

LoanType: FHA

Interest Rate: 4.375

Current Amount: \$118,678.09

As Of: 01/01/2023

Interest Type: Fixed

Current Lender (Beneficiary):	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner:	ROBIN DIANE LABARBERA AND JOHN JOSEPH LABARBERA
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN FINANCING CORPORATION
Grantor (Borrower On Deed of Trust)	JOHN JOSEPH LABARBERA AND ROBIN DIANE LABARBERA

Publication: Greeley Tribune

First Publication Date: 08/04/2023

Last Publication Date: 09/01/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009811449

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 23-0160

NED Date: 05/26/2023

Reception #:

Original Sale Date: 09/27/2023

Deed of Trust Date: 04/29/2022

Recording Date: 05/04/2022

Reception #: 4824353

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 4, RAINDANCE SUBDIVISION, SECOND FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

A.P.N.: 080731225004

Address: 1732 Floret Drive, Windsor, CO 80550

Original Note Amt: \$551,668.00

LoanType: VA

Interest Rate: 4.125

Current Amount: \$548,542.74

As Of: 11/01/2022

Interest Type: Fixed

Current Lender (Beneficiary):	MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL
Current Owner:	Christina M. Adair AND Darrick Brandon Adair
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Christina M. Adair AND Darrick Brandon Adair

Publication: Greeley Tribune

First Publication Date: 08/04/2023

Last Publication Date: 09/01/2023

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

Attorney File Number: 23-029964

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 23-0161

NED Date: 05/26/2023

Reception #:

Original Sale Date: 09/27/2023

Deed of Trust Date: 08/18/2021

Recording Date: 08/25/2021

Reception #: 4749471

Re-Recording Date

Re-Recorded #:

Legal: LOT 4, BLOCK 14, ASHCROFT HEIGHTS-THIRD FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095923037004

Address: 3528 Powderkeg Dr, Evans, CO 80620

Original Note Amt: \$363,298.00

LoanType: FHA

Interest Rate: 3

Current Amount: \$360,794.90

As Of: 02/01/2022

Interest Type: Fixed

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

Publication: Greeley Tribune

First Publication Date: 08/04/2023

Last Publication Date: 09/01/2023

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

Attorney File Number: 23-030037

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: 23-0162

NED Date: 05/26/2023

Reception #:

Original Sale Date: 09/27/2023

Deed of Trust Date: 02/15/2006

Recording Date: 02/23/2006

Reception #: 3364985

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 3, VILLAGE SUBDIVISION, SECOND FILING, AN ADDITION TO THE TOWN OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

A.P.N.: 096119303022

Address: 3613 MYRTLE STREET, EVANS, CO 80620

Original Note Amt: \$157,250.00

LoanType: Conventional

Interest Rate: 8.75

Current Amount: \$141,432.89

As Of: 05/15/2023

Interest Type: Adjustable

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION
Current Owner:	JAMES M MARSHALL AND ANNE M. MARSHALL
Grantee (Lender On Deed of Trust):	OWNIT MORTGAGE SOLUTIONS, INC.
Grantor (Borrower On Deed of Trust)	JAMES M MARSHALL AND ANNE M. MARSHALL

Publication: Greeley Tribune

First Publication Date: 08/04/2023

Last Publication Date: 09/01/2023

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

Attorney File Number: 19-022764

Phone: (303)706-9990

Fax: (303)706-9994