

Notices of Election and Demand Filed in Weld County

From June 05, 2023 Through June 09, 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: 23-0167

NED Date: 06/06/2023 **Reception #:** 4901981
Original Sale Date: 10/04/2023
Deed of Trust Date: 11/05/2021 **Recording Date:** 11/12/2021 **Reception #:** 4775507
Re-Recording Date **Re-Recorded #:**

Legal: LOT 22, BLOCK 1, CRESTVIEW FIRST ADDITION, COUNTY OF WELD, STATE OF COLORADO.

Address: 2831 16Th Avenue, Greeley, CO 80631

Original Note Amt: \$304,385.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$298,088.96 **As Of:** 05/25/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ali Roy Ramos Portillo
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Ali Roy Ramos Portillo

Publication: Greeley Tribune **First Publication Date:** 08/11/2023
Last Publication Date: 09/08/2023

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

Attorney File Number: 23-030079 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0168

NED Date: 06/06/2023 **Reception #:** 4901982
Original Sale Date: 10/04/2023
Deed of Trust Date: 12/21/2020 **Recording Date:** 12/22/2020 **Reception #:** 4664374
Re-Recording Date **Re-Recorded #:**

Legal: THE EAST 30 FEET OF LOT 9 AND THE WEST 36 FEET OF LOT 10, BLOCK 4, CALLAHAN HEIGHTS ADDITION TO THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.
APN #: 105905313007

Address: 1107 W South 1St St, Johnstown, CO 80534

Original Note Amt: \$299,475.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$289,281.78 **As Of:** 05/30/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Douglass R Youngstrom and Kiri R Youngstrom
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Douglass R Youngstrom and Kiri R Youngstrom

Publication: Greeley Tribune **First Publication Date:** 08/11/2023
Last Publication Date: 09/08/2023

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

Attorney File Number: 23-030101 **Phone:** (303)706-9990 **Fax:** (303)706-9994

