

Notices of Election and Demand Filed in Weld County

From July 03, 2023 Through July 07, 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: 23-0184

NED Date: 07/06/2023 **Reception #:** 4907501
Original Sale Date: 11/08/2023
Deed of Trust Date: 02/10/2021 **Recording Date:** 02/23/2021 **Reception #:** 4685480
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 3, SORRENTO SUBDIVISION FINAL PLAT, COUNTY OF WELD, STATE OF COLORADO.

Address: 2141 Kerry Street, Mead, CO 80542

Original Note Amt: \$504,949.00 **LoanType:** FNMA **Interest Rate:** 2.75
Current Amount: \$495,812.82 **As Of:** 06/21/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: Yasmin Rivera and Julian Rivera
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., As Beneficiary As Nominee for CrossCountry Mortgage, LLC
Grantor (Borrower On Deed of Trust): Yasmin Rivera and Julian Rivera

Publication: Greeley Tribune **First Publication Date:** 09/15/2023
Last Publication Date: 10/13/2023

Attorney for Beneficiary: Messner & Reeves, LLC

Attorney File Number: 10058.0065 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

Foreclosure Number: 23-0185

NED Date: 07/06/2023 **Reception #:** 4907502
Original Sale Date: 11/08/2023
Deed of Trust Date: 07/09/2018 **Recording Date:** 07/19/2018 **Reception #:** 4416174
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 4, CASCADE PARK SECOND ADDITION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2112 26th Ave, Greeley, CO 80634

Original Note Amt: \$261,497.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: \$242,525.15 **As Of:** 06/23/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): loanDepot.com, LLC
Current Owner: Saul S. Lopez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for LoanDepot.com, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Saul S. Lopez

Publication: Greeley Tribune **First Publication Date:** 09/15/2023
Last Publication Date: 10/13/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-960894-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 23-0186

NED Date: 07/06/2023

Reception #: 4907503

Original Sale Date: 11/08/2023

Deed of Trust Date: 12/30/2020

Recording Date: 01/07/2021

Reception #: 4668917

Re-Recording Date

Re-Recorded #:

Legal: Lot A of Recorded Exemption No. 0709-30-1-RECX16-0064, recorded October 12, 2016 in Book 1516 at Reception No. 4244575, Being a part of the East half of the Northeast quarter Section 30, Township 7 North, Range 65 West of the 6th P.M., County of Weld, State of Colorado. PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON JUNE 14, 2023 AT RECEPTION NO. 4903672 TO CORRECT LEGAL DESCRIPTION.

Address: 37621 Cr 39, Eaton, CO 80615

Original Note Amt: \$380,480.00

LoanType: FHA

Interest Rate: 3.125

Current Amount: \$367,377.89

As Of: 06/27/2023

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	William Joseph Otto
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	William Joseph Otto

Publication: Greeley Tribune

First Publication Date: 09/15/2023

Last Publication Date: 10/13/2023

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

Attorney File Number: 23-029402

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 23-0187

NED Date: 07/06/2023

Reception #: 4907504

Original Sale Date: 11/08/2023

Deed of Trust Date: 11/02/2017

Recording Date: 11/08/2017

Reception #: 4350848

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 430 Cherry Avenue, Eaton, CO 80615

Original Note Amt: \$576,000.00

LoanType: REVERSE MORTGAGE

Interest Rate: 5.236

Current Amount: \$58,901.54

As Of: 01/01/1950

Interest Type: Adjustable

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES, LLC
Current Owner:	Leah M. Brown AND Stanley L. Brown
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HIGHTECHLENDING INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Leah M. Brown AND Stanley L. Brown

Publication: Greeley Tribune

First Publication Date: 09/15/2023

Last Publication Date: 10/13/2023

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

Attorney File Number: 23-030180

Phone: (303)706-9990

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Foreclosure Number: 23-0188

NED Date: 07/07/2023

Reception #: 4907812

Original Sale Date: 11/08/2023

Deed of Trust Date: 12/10/2014

Recording Date: 12/11/2014

Reception #: 4067747

Re-Recording Date

Re-Recorded #:

Legal: CONDOMINIUM UNIT #3, BUILDING A, LOT 1, BLOCK 2, COTTONWOOD CREEK, A CONDOMINIUM IN THE CITY OF GREELEY, ACCORDING TO THE SIXTH SUPPLEMENTAL MAP RECORDED AUGUST 20, 1976 IN BOOK 775 AT RECEPTION NO. 1696721, AND SUBJECT TO THE CONDOMINIUM DECLARATION FOR COTTONWOOD CREEK RECORDED DECEMBER 4, 1973, IN BOOK 704 AS RECEPTION NO. 1625889 AND SIXTH SUPPLEMENT TO THE CONDOMINIUM DECLARATION FOR COTTONWOOD CREEK RECORDED AUGUST 24, 1976 IN BOOK 775 AT RECEPTION NO. 1696962, COUNTY OF WELD, STATE OF COLORADO

Address: 1975 28th Avenue, #16, Greeley, CO 80634

Original Note Amt: \$94,000.00

LoanType: Conventional

Interest Rate: 3.375

Current Amount: \$77,215.29

As Of: 06/21/2023

Interest Type: Adjustable

Current Lender (Beneficiary):	FirstBank
Current Owner:	Carol Shepherd
Grantee (Lender On Deed of Trust):	FirstBank
Grantor (Borrower On Deed of Trust)	Carol Shepherd

Publication: Greeley Tribune

First Publication Date: 09/15/2023

Last Publication Date: 10/13/2023

Attorney for Beneficiary: Lewis Roca Rothgerber Christie LLP

Attorney File Number: 230388-00635

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