

# Notices of Election and Demand Filed in Weld County

From July 24, 2023 Through July 28, 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:** 23-0199

**NED Date:** 07/24/2023      **Reception #:** 4910648  
**Original Sale Date:** 11/15/2023  
**Deed of Trust Date:** 09/20/2019      **Recording Date:** 09/23/2019      **Reception #:** 4525643  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 15 AND 16, EXCEPT A PARCEL 15 FEET EAST AND WEST BY 20 FEET NORTH AND SOUTH IN THE NORTHEAST CORNER OF LOT 16, ALL IN BLOCK 42, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY ADJOINING SAID LOTS AS VACATED BY ORDINANCE NO. 24 RECORDED OCTOBER 11, 1985 AT RECEPTION NO. 2028318 IN BOOK 1087, TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1104 Main St, Platteville, CO 80651

**Original Note Amt:** \$343,151.00      **LoanType:** FHA      **Interest Rate:** 3.750  
**Current Amount:** \$327,359.46      **As Of:** 07/13/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Bryon Richardson and Kacey Richardson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Bryon Richardson and Kacey Richardson

**Publication:** Greeley Tribune      **First Publication Date:** 09/22/2023  
**Last Publication Date:** 10/20/2023  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO21792      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 23-0200

**NED Date:** 07/25/2023      **Reception #:** 4911010  
**Original Sale Date:** 11/15/2023  
**Deed of Trust Date:** 08/08/2019      **Recording Date:** 08/15/2019      **Reception #:** 4514572  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 10, CENTENNIAL FARMS SUBDIVISION, IN THE TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO. \*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. §38-35-109(5) recorded in the records of Weld County, Colorado, on 5/20/2022 at Reception No. 4829146 to correct the legal description.

**Address:** 1381 South Dawn Drive, Milliken, CO 80543

**Original Note Amt:** \$246,400.00      **LoanType:** Conventional Residential      **Interest Rate:** 4.375  
**Current Amount:** \$276,778.36      **As Of:** 07/12/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BOKF, N.A.  
**Current Owner:** Paulette Denton  
**Grantee (Lender On Deed of Trust):** BOKF NA DBA BOK Financial Mortgage  
**Grantor (Borrower On Deed of Trust):** Paulette Denton

**Publication:** Greeley Tribune      **First Publication Date:** 09/22/2023  
**Last Publication Date:** 10/20/2023  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-23-962043-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 23-0201

**NED Date:** 07/25/2023      **Reception #:** 4911011  
**Original Sale Date:** 11/15/2023  
**Deed of Trust Date:** 09/13/2019      **Recording Date:** 09/20/2019      **Reception #:** 4525083  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT EIGHT (8), BLOCK (1), SCOTT'S SUBDIVISION IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1525 6th Street, Greeley, CO 80631

**Original Note Amt:** \$339,000.00      **LoanType:** REVERSE FHA      **Interest Rate:** 4.235  
**Current Amount:** \$82,540.33      **As Of:** 07/14/2023      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Longbridge Financial, LLC  
**Current Owner:** Lugardita Leon  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Synergy One Lending, Inc. dba: Retirement Funding Solutions, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Lugardita Leon

**Publication:** Greeley Tribune      **First Publication Date:** 09/22/2023  
**Last Publication Date:** 10/20/2023  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO21994      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 23-0202

**NED Date:** 07/25/2023      **Reception #:** 4911012  
**Original Sale Date:** 11/15/2023  
**Deed of Trust Date:** 02/07/2019      **Recording Date:** 02/08/2019      **Reception #:** 4465667  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 25, THE OVERLOOK SUBDIVISION FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO  
APN #: 080702325003

**Address:** 635 Gore Range Drive, Severance, CO 80550

**Original Note Amt:** \$310,301.00      **LoanType:** FHA      **Interest Rate:** 5.125  
**Current Amount:** \$303,099.17      **As Of:** 07/13/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Lucas Grossaint AND Miranda Grossaint  
**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):** Lucas Grossaint AND Miranda Grossaint

**Publication:** Greeley Tribune      **First Publication Date:** 09/22/2023  
**Last Publication Date:** 10/20/2023  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 22-027680      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

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**Foreclosure Number:** 23-0203

**NED Date:** 07/25/2023

**Reception #:** 4911013

**Original Sale Date:** 11/15/2023

**Deed of Trust Date:** 07/21/2021

**Recording Date:** 07/30/2021

**Reception #:** 4741200

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 11, BLOCK 1, HOMESTEAD HEIGHTS SUBDIVISION FILING II, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095917001011

**Address:** 2105 74Th Ave, Greeley, CO 80634

**Original Note Amt:** \$422,211.00

**LoanType:** FHA

**Interest Rate:** 3.25

**Current Amount:** \$409,427.18

**As Of:** 07/17/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Diego Fernando Henao
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR VAN DYK MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Diego Fernando Henao

**Publication:** Greeley Tribune

**First Publication Date:** 09/22/2023

**Last Publication Date:** 10/20/2023

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

**Attorney File Number:** 23-030432

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

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

**Foreclosure Number:** 23-0204

**NED Date:** 07/25/2023

**Reception #:** 4911014

**Original Sale Date:** 11/15/2023

**Deed of Trust Date:** 12/20/2019

**Recording Date:** 12/30/2019

**Reception #:** 4554076

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT SEVEN (7), BLOCK 2, AUTUMN VALLEY RANCH SUBDIVISION FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

APN: 146906414007

**Address:** 1133 SHERMAN DRIVE, DACONO, CO 80514

**Original Note Amt:** \$369,179.00

**LoanType:** FHA

**Interest Rate:** 4.25

**Current Amount:** \$348,182.24

**As Of:** 07/17/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	JONATHAN ROJO DELGADO AND MONICA BUSTILLOS
<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>	JONATHAN ROJO DELGADO AND MONICA BUSTILLOS

**Publication:** Greeley Tribune

**First Publication Date:** 09/22/2023

**Last Publication Date:** 10/20/2023

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

**Attorney File Number:** 22-028084

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

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

# Notices of Election and Demand Filed in Weld County

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**Foreclosure Number:** 23-0205

**NED Date:** 07/26/2023      **Reception #:** 4911227  
**Original Sale Date:** 11/15/2023  
**Deed of Trust Date:** 10/18/2012      **Recording Date:** 10/26/2012      **Reception #:** 3883930  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 5, EIGHTH REPLAT OF WEBER WEST, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 284 49th Avenue Place, Greeley, CO 80634

**Original Note Amt:** \$146,500.00      **LoanType:** FNMA      **Interest Rate:** 3.5  
**Current Amount:** \$108,403.37      **As Of:** 07/18/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** FMS Bank  
**Current Owner:** Jamie J. Pigati  
**Grantee (Lender On Deed of Trust):** FMS Bank  
**Grantor (Borrower On Deed of Trust):** Jamie J. Pigati

**Publication:** Greeley Tribune      **First Publication Date:** 09/22/2023  
**Last Publication Date:** 10/20/2023

**Attorney for Beneficiary:** Coan, Payton & Payne, LLC

**Attorney File Number:** 06-407-113      **Phone:** (970)339-3500      **Fax:**

**Foreclosure Number:** 23-0206

**NED Date:** 07/26/2023      **Reception #:** 4911228  
**Original Sale Date:** 11/15/2023  
**Deed of Trust Date:** 12/12/2015      **Recording Date:** 03/21/2016      **Reception #:** 4189492  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 22, BLOCK 6, THE VILLAGE, FOURTH FILING, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2101 36TH STREET, EVANS, CO 80620

**Original Note Amt:** \$25,000.00      **LoanType:** Conventional      **Interest Rate:** 9.5  
**Current Amount:** \$21,106.64      **As Of:** 05/29/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BELLCO CREDIT UNION  
**Current Owner:** Jesus E Avila  
**Grantee (Lender On Deed of Trust):** BELLCO CREDIT UNION  
**Grantor (Borrower On Deed of Trust):** Jesus E Avila

**Publication:** Greeley Tribune      **First Publication Date:** 09/22/2023  
**Last Publication Date:** 10/20/2023

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

**Attorney File Number:** 20-024351      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

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**Foreclosure Number:** 23-0207

**NED Date:** 07/27/2023

**Reception #:** 4911477

**Original Sale Date:** 11/29/2023

**Deed of Trust Date:** 03/13/2007

**Recording Date:** 03/19/2007

**Reception #:** 3463017

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 13, VANTAGE ACRES NO. 1, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3241 VANTAGE DRIVE, HUDSON, CO 80642

**Original Note Amt:** \$57,000.00

**LoanType:** Conventional

**Interest Rate:** 6.625

**Current Amount:** \$50,999.42

**As Of:** 04/01/2022

**Interest Type:** Fixed

**Current Lender (Beneficiary):** UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST I

**Current Owner:** PHILLIP DREW PRINCE AND JUDY M PRINCE

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

**Grantor (Borrower On Deed of Trust)** PHILLIP DREW PRINCE

**Publication:** Greeley Tribune

**First Publication Date:** 10/06/2023

**Last Publication Date:** 11/03/2023

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

**Attorney File Number:** 00000009586959

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

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

# Notices of Election and Demand Filed in Weld County

From July 24, 2023 Through July 28, 2023

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**Foreclosure Number:** 23-0208

**NED Date:** 07/27/2023      **Reception #:** 4911478  
**Original Sale Date:** 11/29/2023  
**Deed of Trust Date:** 07/15/2016      **Recording Date:** 07/19/2016      **Reception #:** 4220423  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** lot 24, Block 5, Owl Ridge Minor Subdivision, according to the plat thereof recorded September 1, 2005 at Reception No. 3319126, a subdivision of the City of Greeley, County of Weld, State of Colorado.

**Address:** 8136 22nd St., Greeley, CO 80634

**Original Note Amt:** \$265,000.00      **LoanType:** FNMA      **Interest Rate:** 4.125  
**Current Amount:** \$245,750.92      **As Of:** 04/25/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Regions Bank dba Regions Mortgage  
**Current Owner:** Bryce E. Matchett  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. acting solely as nominee for DHI Mortgage Company, Ltd.  
**Grantor (Borrower On Deed of Trust):** Bryce E. Matchett, a married man as his sole and separate property

**Publication:** Greeley Tribune      **First Publication Date:** 10/06/2023  
**Last Publication Date:** 11/03/2023  
**Attorney for Beneficiary:** THE SAYER LAW GROUP, P.C.  
**Attorney File Number:** CO230037      **Phone:** (303)353-2965      **Fax:** (303)632-8183

**Foreclosure Number:** 23-0209

**NED Date:** 07/28/2023      **Reception #:** 4911772  
**Original Sale Date:** 11/29/2023  
**Deed of Trust Date:** 05/26/2021      **Recording Date:** 06/02/2021      **Reception #:** 4721441  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 37, PODTBURG VILLAGE P.U.D., TOWN OF JOHNSTON, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2226 Podtburg Cir, Johnstown, CO 80534

**Original Note Amt:** \$96,000.00      **LoanType:** Conventional      **Interest Rate:** 0.035  
**Current Amount:** \$93,052.87      **As Of:** 07/21/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Bank National Association  
**Current Owner:** Lance Pakrovsky  
**Grantee (Lender On Deed of Trust):** BBVA USA  
**Grantor (Borrower On Deed of Trust):** Lance Pakrovsky

**Publication:** Greeley Tribune      **First Publication Date:** 10/06/2023  
**Last Publication Date:** 11/03/2023  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-23-961953-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 23-0210

**NED Date:** 07/28/2023      **Reception #:** 4911774  
**Original Sale Date:** 11/29/2023  
**Deed of Trust Date:** 05/31/2008      **Recording Date:** 06/05/2008      **Reception #:** 3558959  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 63, AMENDED PLAT OF BELLA VISTA FIRST FILING, TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1527 Bella Vista, Platteville, CO 80651

**Original Note Amt:** \$113,149.97      **LoanType:** CONV      **Interest Rate:** 11.32  
**Current Amount:** \$110,094.65      **As Of:** 07/19/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust  
**Current Owner:** Isabel Garcia,Luis Garcia  
**Grantee (Lender On Deed of Trust):** Citifinancial Corporation  
**Grantor (Borrower On Deed of Trust)** Isabel Garcia and Luis Garcia

**Publication:** Greeley Tribune      **First Publication Date:** 10/06/2023  
**Last Publication Date:** 11/03/2023

**Attorney for Beneficiary:** Randall S. Miller & Associates PC  
**Attorney File Number:** 23CO00191-1      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

**Foreclosure Number:** 23-0211

**NED Date:** 07/28/2023      **Reception #:** 4911775  
**Original Sale Date:** 11/29/2023  
**Deed of Trust Date:** 07/21/2005      **Recording Date:** 07/29/2005      **Reception #:** 3307722  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 4, RANCH EGGS INC. SUBDIVISION, FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO

PARCEL ID NUMBER: 146734204016

**Address:** 3360 Johnson Ln, Erie, CO 80516-7834

**Original Note Amt:** \$236,250.00      **LoanType:** Conventional      **Interest Rate:** 2  
**Current Amount:** \$124,156.56      **As Of:** 03/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT3  
**Current Owner:** Kathleen L. Collier AND Matthew R. Collier  
**Grantee (Lender On Deed of Trust):** OPTION ONE MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust)** Kathleen L. Collier AND Matthew R. Collier

**Publication:** Greeley Tribune      **First Publication Date:** 10/06/2023  
**Last Publication Date:** 11/03/2023

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 23-030458      **Phone:** (303)706-9990      **Fax:** (303)706-9994

*Notices of Election and Demand Filed in Weld County*

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