

Notices of Election and Demand Filed in Weld County

From September 11, 2023 Through September 15, 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: 23-0260

NED Date:	09/13/2023	Reception #:	4920381		
Original Sale Date:	01/10/2024				
Deed of Trust Date:	02/03/2003	Recording Date:	02/10/2003	Reception #:	3031544
		Re-Recording Date	05/05/2003	Re-Recorded #:	3059028

Legal: LOT 8, BLOCK 4, RIVER BEND SUBDIVISION, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Address: 803 43RD STREET, EVANS, CO 80620

Original Note Amt:	\$102,000.00	LoanType:	CONVENTIONAL	Interest Rate:	4.375
Current Amount:	\$67,559.54	As Of:	04/01/2023	Interest Type:	Fixed

Current Lender (Beneficiary):	NATIONSTAR MORTGAGE, LLC
Current Owner:	AMY WERTZBAUGHER
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BLATNIK MORTGAGE CONSULTANTS
Grantor (Borrower On Deed of Trust)	RISA A. WERTZBAUGHER

Publication:	Greeley Tribune	First Publication Date:	11/17/2023		
		Last Publication Date:	12/15/2023		
Attorney for Beneficiary:	Barrett, Frappier & Weisserman, LLP				
Attorney File Number:	00000009870445	Phone:	(303)350-3711	Fax:	(303)813-1107

Foreclosure Number: 23-0261

NED Date:	09/15/2023	Reception #:	4920859		
Original Sale Date:	01/17/2024				
Deed of Trust Date:	03/02/2015	Recording Date:	03/04/2015	Reception #:	4087629
		Re-Recording Date		Re-Recorded #:	

Legal: LOTS 22, 23 AND THE WEST HALF OF LOT 24, BLOCK 20, IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

Address: 525 5TH ST., Frederick, CO 80530

Original Note Amt:	\$221,906.00	LoanType:	FHA	Interest Rate:	3.5
Current Amount:	\$185,648.42	As Of:	09/07/2023	Interest Type:	Fixed

Current Lender (Beneficiary):	MIDFIRST BANK
Current Owner:	Heidi M Fulks
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Heidi M Fulks

Publication:	Greeley Tribune	First Publication Date:	11/24/2023		
		Last Publication Date:	12/22/2023		
Attorney for Beneficiary:	Janeway Law Firm, P.C.				
Attorney File Number:	23-030750	Phone:	(855)263-9295	Fax:	(303)706-9994

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Foreclosure Number: 23-0262

NED Date: 09/15/2023

Reception #: 4920860

Original Sale Date: 01/17/2024

Deed of Trust Date: 11/19/2021

Recording Date: 11/22/2021

Reception #: 4778393

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 147, DEUBACH'S SUBDIVISION BLOCK 147, OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 232 14th St, Greeley, CO 80631

Original Note Amt: \$192,000.00

LoanType: CONV

Interest Rate: 3.5

Current Amount: \$187,373.72

As Of: 04/01/2023

Interest Type: Fixed

Current Lender (Beneficiary):	PennyMac Loan Services, LLC
Current Owner:	John R Stouffer
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for First National Bank
Grantor (Borrower On Deed of Trust)	John R Stouffer

Publication: Greeley Tribune

First Publication Date: 11/24/2023

Last Publication Date: 12/22/2023

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 23CO00371-1

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