

# Notices of Election and Demand Filed in Weld County

From October 23, 2023 Through October 27, 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:** 23-0306

**NED Date:** 10/23/2023      **Reception #:** 4926968  
**Original Sale Date:** 02/21/2024  
**Deed of Trust Date:** 11/15/2013      **Recording Date:** 11/18/2013      **Reception #:** 3978602  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 10, NORTH CREEK AT MEAD, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 16789 West View Drive, Mead, CO 80542-9778

**Original Note Amt:** \$229,336.00      **LoanType:** FARM      **Interest Rate:** 3.750  
**Current Amount:** \$197,007.22      **As Of:** 10/13/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Taylor J. Pruss  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Stearns Lending, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Taylor J. Pruss

**Publication:** Greeley Tribune      **First Publication Date:** 12/29/2023  
**Last Publication Date:** 01/26/2024

**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.

**Attorney File Number:** CO11640      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 23-0307

**NED Date:** 10/23/2023      **Reception #:** 4926969  
**Original Sale Date:** 02/21/2024  
**Deed of Trust Date:** 02/23/2001      **Recording Date:** 03/14/2001      **Reception #:** 2832386  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 12, 13, 14, 15, 16, 17 AND 18, ALL IN BLOCK 34, ON THE TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1519 BROAD STREET, MILLIKEN, CO 80543

**Original Note Amt:** \$74,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 5.000  
**Current Amount:** \$76,724.26      **As Of:** 05/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2  
**Current Owner:** JOE HERNANDEZ AND SYLVIA AGUILERA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICA'S WHOLESALE LENDER  
**Grantor (Borrower On Deed of Trust):** JOE J HERNANDEZ AND VIOLA HERNANDEZ

**Publication:** Greeley Tribune      **First Publication Date:** 12/29/2023  
**Last Publication Date:** 01/26/2024

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

**Attorney File Number:** 00000009907296      **Phone:** (303)350-3711      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Weld County

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**Foreclosure Number:** 23-0308

**NED Date:** 10/24/2023      **Reception #:** 4927241  
**Original Sale Date:** 02/21/2024  
**Deed of Trust Date:** 10/08/2021      **Recording Date:** 10/13/2021      **Reception #:** 4765161  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLUE SPRUCE SUBDIVISION FILING ONE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1275 4TH ST, NUNN, CO 80648

**Original Note Amt:** \$342,219.00      **LoanType:** VA      **Interest Rate:** 3.000  
**Current Amount:** \$335,081.24      **As Of:** 08/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** JULIAN LUCERO AND MELISSA T FARR  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust)** JULIAN LUCERO AND MELISSA T. FARR

**Publication:** Greeley Tribune      **First Publication Date:** 12/29/2023  
**Last Publication Date:** 01/26/2024

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

**Attorney File Number:** 00000009919770      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0309

**NED Date:** 10/24/2023      **Reception #:** 4927242  
**Original Sale Date:** 02/21/2024  
**Deed of Trust Date:** 07/13/2021      **Recording Date:** 07/14/2021      **Reception #:** 4735272  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 16, SORRENTO SUBDIVISION FINAL PLAT, RECORDED IN THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 4450306 ON NOVEMBER 30, 2018. TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2078 Pineywoods St., Mead, CO 80542

**Original Note Amt:** \$503,324.00      **LoanType:** FNMA      **Interest Rate:** 2.990  
**Current Amount:** \$486,245.91      **As Of:** 09/27/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC  
**Current Owner:** Matthew T. Nicolaysen and Ashley N. Nicolaysen  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Home Point  
Financial Corporation  
**Grantor (Borrower On Deed of Trust)** Matthew T. Nicolaysen and Ashley N. Nicolaysen

**Publication:** Greeley Tribune      **First Publication Date:** 12/29/2023  
**Last Publication Date:** 01/26/2024

**Attorney for Beneficiary:** THE SAYER LAW GROUP, P.C.

**Attorney File Number:** CO230113      **Phone:** (303)353-2965      **Fax:** (303)632-8183

# Notices of Election and Demand Filed in Weld County

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**Foreclosure Number:** 23-0310

**NED Date:** 10/24/2023      **Reception #:** 4927243  
**Original Sale Date:** 02/21/2024  
**Deed of Trust Date:** 03/13/2006      **Recording Date:** 03/24/2006      **Reception #:** 3373120  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 32, BLOCK 29, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 147136031032

**Address:** 77 Shenandoah Way, Lochbuie, CO 80603-

**Original Note Amt:** \$150,792.00      **LoanType:** Conventional      **Interest Rate:** 3.875  
**Current Amount:** \$146,572.72      **As Of:** 06/01/2023      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6  
**Current Owner:** Richard Kenner, II AND Marnell Shaffer  
**Grantee (Lender On Deed of Trust):** NEW CENTURY MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** Richard Kenner, II AND Marnell Shaffer

**Publication:** Greeley Tribune      **First Publication Date:** 12/29/2023  
**Last Publication Date:** 01/26/2024

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

**Attorney File Number:** 19-022210      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0311

**NED Date:** 10/25/2023      **Reception #:** 4927448  
**Original Sale Date:** 02/21/2024  
**Deed of Trust Date:** 05/20/2022      **Recording Date:** 05/24/2022      **Reception #:** 4829740  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 8, BLUE LAKE SUBDIVISION FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 544 Vista Blvd, Lochbuie, CO 80603

**Original Note Amt:** \$449,480.00      **LoanType:** FHA      **Interest Rate:** 5.375  
**Current Amount:** \$443,813.93      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Carlos Julio Diaz Arias and Tatiana Huerfano Hernandez  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Carlos Julio Diaz Arias and Tatiana Huerfano Hernandez

**Publication:** Greeley Tribune      **First Publication Date:** 12/29/2023  
**Last Publication Date:** 01/26/2024

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

**Attorney File Number:** 23-031061      **Phone:** (855)263-9295      **Fax:** (303)706-9994

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**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:** 23-0312

**NED Date:** 10/25/2023      **Reception #:** 4927473  
**Original Sale Date:** 02/21/2024  
**Deed of Trust Date:** 07/27/2011      **Recording Date:** 08/04/2011      **Reception #:** 3784503  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE EAST 90 FEET OF THE NORTH 1/2 OF THE EAST 180 FEET OF BLOCK 4, THIRD ADDITION TO MAPLEWOOD, COUNTY OF WELD, STATE OF COLORADO

APN #: 096107221007

**Address:** 2204 13th Street, Greeley, CO 80631

**Original Note Amt:** \$121,831.00      **LoanType:** FHA      **Interest Rate:** 2.875  
**Current Amount:** \$105,928.34      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Amy E. Yost AND Jeremy L. Yost  
**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)** Amy E. Yost AND Jeremy L. Yost

**Publication:** Greeley Tribune      **First Publication Date:** 12/29/2023  
**Last Publication Date:** 01/26/2024

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

**Attorney File Number:** 20-024478      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0313

**NED Date:** 10/25/2023      **Reception #:** 4927449  
**Original Sale Date:** 02/21/2024  
**Deed of Trust Date:** 07/13/2012      **Recording Date:** 07/19/2012      **Reception #:** 3860140  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 25 AND 26, BLOCK 27, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

APN #: 131131227004

**Address:** 231 7TH STREET, FREDERICK, CO 80530

**Original Note Amt:** \$162,011.00      **LoanType:** FHA      **Interest Rate:** 4.125  
**Current Amount:** \$132,552.99      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Dustin Zavala AND Tammy Bustamante  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Dustin Zavala AND Tammy Bustamante

**Publication:** Greeley Tribune      **First Publication Date:** 12/29/2023  
**Last Publication Date:** 01/26/2024

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

**Attorney File Number:** 16-013419      **Phone:** (855)263-9295      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

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**Foreclosure Number:** 23-0314

**NED Date:** 10/25/2023                              **Reception #:** 4927450  
**Original Sale Date:** 02/21/2024  
**Deed of Trust Date:** 11/22/2019                      **Recording Date:** 11/25/2019                      **Reception #:** 4544530  
   **Re-Recording Date**                                      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 31, THE OVERLOOK SUBDIVISION FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO

**Address:** 1015 Mt Oxford Ave, Severance, CO 80550

**Original Note Amt:** \$357,849.00                      **Loan Type:** FHA                                      **Interest Rate:** 4.125  
**Current Amount:** \$334,801.14                      **As Of:** 06/01/2023                                      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Cesar Martin Del Campo  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Cesar Martin Del Campo

**Publication:** Greeley Tribune                      **First Publication Date:** 12/29/2023  
   **Last Publication Date:** 01/26/2024

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

**Attorney File Number:** 23-031065                      **Phone:** (855)263-9295                                      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0315

**NED Date:** 10/26/2023                              **Reception #:** 4927673  
**Original Sale Date:** 02/28/2024  
**Deed of Trust Date:** 06/22/2017                      **Recording Date:** 06/27/2017                      **Reception #:** 4313693  
   **Re-Recording Date**                                      **Re-Recorded #:**

**Legal:** LOT 26, BLOCK 4, PARKVIEW, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2212 APPLE AVE, GREELEY, CO 80631

**Original Note Amt:** \$176,536.00                      **Loan Type:** FHA                                      **Interest Rate:** 4.500  
**Current Amount:** \$157,355.22                      **As Of:** 06/01/2023                                      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING LLC  
**Current Owner:** CHERYL EVENSON  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust)** CHERYL EVENSON

**Publication:** Greeley Tribune                      **First Publication Date:** 01/05/2024  
   **Last Publication Date:** 02/02/2024

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

**Attorney File Number:** 00000009925454                      **Phone:** (303)350-3711                                      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Weld County

From October 23, 2023 Through October 27, 2023

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**Foreclosure Number:** 23-0316

**NED Date:** 10/26/2023      **Reception #:** 4927674  
**Original Sale Date:** 02/28/2024  
**Deed of Trust Date:** 10/09/2018      **Recording Date:** 10/09/2018      **Reception #:** 4437424  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 2, CENTENNIAL FARMS SUBDIVISION, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1471 S CORA AVENUE, MILLIKEN, CO 80543

**Original Note Amt:** \$271,800.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 5.250  
**Current Amount:** \$253,249.13      **As Of:** 05/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MSR Asset Vehicle LLC  
**Current Owner:** STEVEN SMITH AND TRAVIS LAWRENCE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR LOAN SIMPLE, INC.  
**Grantor (Borrower On Deed of Trust)** TRAVIS LAWRENCE AND STEVEN SMITH

**Publication:** Greeley Tribune      **First Publication Date:** 01/05/2024  
**Last Publication Date:** 02/02/2024

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

**Attorney File Number:** 00000009925256      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0317

**NED Date:** 10/26/2023      **Reception #:** 4927675  
**Original Sale Date:** 02/28/2024  
**Deed of Trust Date:** 08/20/2019      **Recording Date:** 08/21/2019      **Reception #:** 4516526  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 19, BLUE LAKE SUBDIVISION, FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: R3875005

**Address:** 1709 Ute Way, Lochbuie, CO 80603

**Original Note Amt:** \$328,932.00      **LoanType:** FHA      **Interest Rate:** 4.75  
**Current Amount:** \$309,083.54      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Gustavo Alba, Jr. and Monica Y Alba  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Gustavo Alba, Jr. and Monica Y Alba

**Publication:** Greeley Tribune      **First Publication Date:** 01/05/2024  
**Last Publication Date:** 02/02/2024

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

**Attorney File Number:** 23-031083      **Phone:** (855)263-9295      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

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**Foreclosure Number:** 23-0318

**NED Date:** 10/26/2023      **Reception #:** 4927676  
**Original Sale Date:** 02/28/2024  
**Deed of Trust Date:** 08/17/2017      **Recording Date:** 08/21/2017      **Reception #:** 4328595  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 46, BLOCK 5, CHAPPELOW VILLAGE SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

PARCEL ID NUMBER: 096119315046

**Address:** 3213 Oconnor Avenue, Evans, CO 80620

**Original Note Amt:** \$258,236.00      **LoanType:** FHA      **Interest Rate:** 4.75  
**Current Amount:** \$230,971.63      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Dylan Loines  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Dylan Loines

**Publication:** Greeley Tribune      **First Publication Date:** 01/05/2024  
**Last Publication Date:** 02/02/2024

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

**Attorney File Number:** 23-031108      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0319

**NED Date:** 10/27/2023      **Reception #:** 4927934  
**Original Sale Date:** 02/28/2024  
**Deed of Trust Date:** 07/13/2011      **Recording Date:** 07/18/2011      **Reception #:** 3780351  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6A, BLOCK 2, SUNDANCE TOWNHOME P.U.D, CITY OF DACONO, COUNTY OF WELD, STATE OF COLORADO

**Address:** 583 Sterling Lane, Dacono, CO 80514

**Original Note Amt:** \$87,365.00      **LoanType:** FHA      **Interest Rate:** 4.625  
**Current Amount:** \$65,974.19      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Patrice Redearth  
**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)** Patrice Redearth

**Publication:** Greeley Tribune      **First Publication Date:** 01/05/2024  
**Last Publication Date:** 02/02/2024

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

**Attorney File Number:** 23-031082      **Phone:** (855)263-9295      **Fax:** (303)706-9994

*Notices of Election and Demand Filed in Weld County*

**From October 23, 2023 Through October 27, 2023**

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**Foreclosure Number:**         23-0320

**NED Date:**             10/27/2023                             **Reception #:**             4927935

**Original Sale Date:**   02/28/2024

**Deed of Trust Date:**   03/27/2020                             **Recording Date:**         03/31/2020                             **Reception #:**             4579048

**Re-Recording Date**   **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 14, WINDSHIRE PARK SUBDIVISION FIFTH FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

**Address:** 863 CHARLTON DRIVE, WINDSOR, CO 80550

**Original Note Amt:**     \$401,051.00                             **LoanType:**             FHA                                     **Interest Rate:**             3.250

**Current Amount:**     \$376,158.95                             **As Of:**                 05/01/2023                             **Interest Type:**             Fixed

**Current Lender (Beneficiary):**         LAKEVIEW LOAN SERVICING, LLC

**Current Owner:**                         AMANDA M JONES AND RICHARD JONES AND KYLE G WALLER

**Grantee (Lender On Deed of Trust):**    MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CMG MORTGAGE, INC DBA CMG FINANCIAL

**Grantor (Borrower On Deed of Trust)**   AMANDA M JONES AND KYLE G WALLER AND RICHARD JONES

**Publication:** Greeley Tribune                             **First Publication Date:**   01/05/2024

**Last Publication Date:**   02/02/2024

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

**Attorney File Number:** 00000009914284                             **Phone:** (303)350-3711                             **Fax:** (303)813-1107

**Foreclosure Number:**         23-0321

**NED Date:**             10/27/2023                             **Reception #:**             4927936

**Original Sale Date:**   02/28/2024

**Deed of Trust Date:**   11/07/2014                             **Recording Date:**         11/12/2014                             **Reception #:**             4060648

**Re-Recording Date**   **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 2, MAPLEWOOD, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 096107208010

**Address:** 1802 11TH Street, Greeley, CO 80631

**Original Note Amt:**     \$169,767.00                             **LoanType:**             FHA                                     **Interest Rate:**             4.25

**Current Amount:**     \$141,634.86                             **As Of:**                 04/01/2023                             **Interest Type:**             Fixed

**Current Lender (Beneficiary):**         MIDFIRST BANK

**Current Owner:**                         Gonzalo Jimenez

**Grantee (Lender On Deed of Trust):**    MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COMMERCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)**   Gonzalo Jimenez

**Publication:** Greeley Tribune                             **First Publication Date:**   01/05/2024

**Last Publication Date:**   02/02/2024

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

**Attorney File Number:** 23-031156                             **Phone:** (855)263-9295                             **Fax:** (303)706-9994



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**Foreclosure Number:** 23-0322

**NED Date:** 10/27/2023

**Reception #:** 4927937

**Original Sale Date:** 02/28/2024

**Deed of Trust Date:** 06/30/2016

**Recording Date:** 07/11/2016

**Reception #:** 4217607

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 8, Block 18, Water Valley South Subdivision, in the Town of Windsor, according to the plat thereof recorded May 7, 2004 at Reception Number 3178243 and Second Corrective Plat recorded February 16, 2005 at Reception No. 3261416, County of Weld, State of Colorado

**Address:** 2012 Seapines Ct, Windsor, CO 80550

**Original Note Amt:** \$407,500.00

**LoanType:** VA

**Interest Rate:** 3.63

**Current Amount:** \$346,551.79

**As Of:** 05/01/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	PennyMac Loan Services, LLC
<b>Current Owner:</b>	Christopher L Travis
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Universal Lending Corporation
<b>Grantor (Borrower On Deed of Trust)</b>	Christopher L Travis

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