

Notices of Election and Demand Filed in Weld County

From October 30, 2023 Through November 03, 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:	22-0149	Restarted
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NED Date:	11/02/2023	Reception #:	4928995
Original Sale Date:	03/06/2024		
Deed of Trust Date:	10/20/2011	Recording Date:	10/21/2011
		Reception #:	3800326
		Re-Recording Date:	
		Re-Recorded #:	

Legal: LOT 24, TIMBERLINE ADDITION-FIRST REPLAT, CITY OF EVANS, COUNTY OF WELD STATE OF COLORADO.

Address: 3801 Riverside Parkway, Evans, CO 80620

Original Note Amt:	\$81,000.00	Loan Type:	Conventional	Interest Rate:	4.5
Current Amount:	\$64,341.78	As Of:	03/31/2022	Interest Type:	Fixed

Current Lender (Beneficiary):	CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A.
Current Owner:	YVONNE PADRON
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CREDIT UNION OF COLORADO, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Elizabeth Gracey

Publication:	Greeley Tribune	First Publication Date:	01/12/2024
		Last Publication Date:	02/09/2024

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

Attorney File Number:	22-026385	Phone:	(855)263-9295	Fax:	(303)706-9994
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Foreclosure Number:	23-0323
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NED Date:	10/30/2023	Reception #:	4928211
Original Sale Date:	02/28/2024		
Deed of Trust Date:	02/26/2004	Recording Date:	02/27/2004
		Reception #:	3157592
		Re-Recording Date:	
		Re-Recorded #:	

Legal: LOT 18, BLOCK 2, FIRST REPLAT PAWNEE SUBDIVISION, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Address: 1521 38th Street, Evans, CO 80620

Original Note Amt:	\$141,775.00	Loan Type:	FHA	Interest Rate:	3.875
Current Amount:	\$102,375.14	As Of:	10/18/2023	Interest Type:	Adjustable

Current Lender (Beneficiary):	Wells Fargo Bank, N.A.
Current Owner:	Jamie L. Amen
Grantee (Lender On Deed of Trust):	Wells Fargo Home Mortgage, Inc.
Grantor (Borrower On Deed of Trust)	Jamie L. Amen

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

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number:	CO-23-968051-LL	Phone:	(877)369-6122	Fax:	(866)894-7369
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Foreclosure Number: 23-0324

NED Date: 10/30/2023 **Reception #:** 4928212
Original Sale Date: 02/28/2024
Deed of Trust Date: 10/02/2018 **Recording Date:** 10/03/2018 **Reception #:** 4435977
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 6, GATEWAY LAKES, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 4000 W 30th St, Greeley, CO 80634

Original Note Amt: \$292,602.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$272,208.32 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Gregory James Camarao AND Latacha Spring Camarao
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Gregory James Camarao AND Latacha Spring Camarao

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: 23-031102 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0325

NED Date: 10/30/2023 **Reception #:** 4928213
Original Sale Date: 02/28/2024
Deed of Trust Date: 06/14/2004 **Recording Date:** 06/17/2004 **Reception #:** 3190168
Re-Recording Date **Re-Recorded #:**

Legal: A Tract of land in the N 1/2 of SE 1/4 of Section 31, Township 1 North, Range 66 West of the 6th P.M., Weld County, Colorado, described as follows: Beginning at the Southeast corner of that part of the SE 1/4 of said Section 31 lying West of the right of way of the Union Pacific Railroad Company, said point being 1804.55 feet West of the Southeast corner of said Section 31; thence North 13 degrees 47 minutes 30 seconds East 2471.17 feet along said right of way of the Union Pacific Railroad Company to the true point of beginning; thence continuing North 13 degrees 47 minutes 30 seconds East along said right of way a distance of 214.28 feet, more or less, to a point 30 feet South of and measured at right angles to the East-West centerline of said Section 31; thence South 89 degrees 52 minutes 30 seconds West 211.86 feet along a line parallel to and 30 feet South of the East-West centerline of said Section 31; thence South 13 degree 47 minutes 30 seconds West 213.81 feet, more or less, to the Northwest corner of that certain tract of land conveyed to Harold Vienot and Marion Vienot by Warranty Deed recorded November 2, 1959 in Book 1543 Page 460, Weld County Records; thence East 211.75 feet along the North line of said Vienot Tract to the True Point of Beginning.

Address: 471 Weld County Road 27, Brighton, CO 80603

Original Note Amt: \$43,000.00 **LoanType:** CONV **Interest Rate:** 9.900
Current Amount: \$41,346.50 **As Of:** 07/01/2019 **Interest Type:** Fixed

Current Lender (Beneficiary): Pacific Climbing Society, HGF Management Company, LLC, Trustee
Current Owner: Damaris Calderon
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Acoustic Home Loans, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Damaris Calderon, Marco A. Calderson

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

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

Attorney File Number: CO22181 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 23-0326

NED Date: 10/30/2023 **Reception #:** 4928214
Original Sale Date: 02/28/2024
Deed of Trust Date: 05/07/2021 **Recording Date:** 05/12/2021 **Reception #:** 4714406
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 3, WESTWOOD VILLAGE 2ND FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Address: 1544 LAKEWOOD DRIVE, WINDSOR, CO 80550

Original Note Amt: \$464,646.00 **LoanType:** Conventional Farm **Interest Rate:** 2.265
Current Amount: \$453,491.68 **As Of:** 06/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: COURTNEY CANTWELL
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) COURTNEY CANTWELL

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: 00000009865106 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 23-0327

NED Date: 10/30/2023 **Reception #:** 4928215
Original Sale Date: 02/28/2024
Deed of Trust Date: 12/29/2017 **Recording Date:** 01/03/2018 **Reception #:** 4364911
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 6 AND 7, BLOCK 1, TWOMBLY'S ADDITION TO FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Address: 803 Park Avenue, Fort Lupton, CO 80621

Original Note Amt: \$201,286.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$182,756.57 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Julian Sandoval AND Rita Sandoval
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) Julian Sandoval AND Rita Sandoval

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: 23-031138 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0328

NED Date: 11/01/2023 **Reception #:** 4928735
Original Sale Date: 02/28/2024
Deed of Trust Date: 03/20/2015 **Recording Date:** 03/23/2015 **Reception #:** 4092295
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, LATTA SUBDIVISION SECOND FILING AND REPLAT OF LATTA SUBDIVISION FIRST FILING, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 212 19th Ave Ct., Greeley, CO 80631

Original Note Amt: \$157,102.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$134,098.24 **As Of:** 07/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: Alejandro Martinez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR VAN DYK MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Alejandro Martinez

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: 23-031136 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0329

NED Date: 11/02/2023 **Reception #:** 4928994
Original Sale Date: 03/06/2024
Deed of Trust Date: 08/30/2018 **Recording Date:** 09/04/2018 **Reception #:** 4427876
Re-Recording Date: 09/11/2018 **Re-Recorded #:** 4429805

Legal: LOT 14, BLOCK 2, REPLAT OF ALL OF LEY SUBDIVISION SECOND ADDITION, COUNTY OF WELD, STATE OF COLORADO.

APN #: 105506110004

MODIFICATION OF PROMISSORY NOTE AND/OR DEED OF TRUST RECORDED ON 11/20/2018 AT RECEPTION NO. 4447835 TO REMOVE THE TAX EXEMPT RIDER

Address: 227 Ley Drive, La Salle, CO 80645

Original Note Amt: \$292,111.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$279,045.92 **As Of:** 02/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Joseph Olander AND Melanie Forbes
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NFM, INC. DBA NFM LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Joseph Olander AND Melanie Forbes

Publication: Greeley Tribune **First Publication Date:** 01/12/2024
Last Publication Date: 02/09/2024

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

Attorney File Number: 23-031159 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0330

NED Date: 11/03/2023 **Reception #:** 4929248
Original Sale Date: 03/06/2024
Deed of Trust Date: 10/22/2021 **Recording Date:** 10/28/2021 **Reception #:** 4770570
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11 IN BLOCK 6,VISTA RIDGE FILING NO. 1M, COUNTY OF WELD, STATE OF COLORADO.

Address: 2327 Dogwood Circle, Erie, CO 80516

Original Note Amt: \$540,000.00 **LoanType:** FNMA **Interest Rate:** 3.375
Current Amount: \$532,982.67 **As Of:** 10/27/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Elevations Credit Union
Current Owner: Derrick Eugene Strickland
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Elevations Credit Union, its successors and assigns
Grantor (Borrower On Deed of Trust) Derrick Eugene Strickland

Publication: Greeley Tribune **First Publication Date:** 01/12/2024
Last Publication Date: 02/09/2024

Attorney for Beneficiary: Messner & Reeves, LLC

Attorney File Number: 8021.0056 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

Foreclosure Number: 23-0331

NED Date: 11/03/2023 **Reception #:** 4929249
Original Sale Date: 03/06/2024
Deed of Trust Date: 06/29/2022 **Recording Date:** 06/30/2022 **Reception #:** 4838795
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 6, MOUNTAIN SKY SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.
APN #: 147104306007

Address: 2345 Valley Sky Street, Fort Lupton, CO 80621

Original Note Amt: \$491,452.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$486,976.76 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Johnson, Benjamin, Jacob
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Benjamin Jacob Johnson

Publication: Greeley Tribune **First Publication Date:** 01/12/2024
Last Publication Date: 02/09/2024

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

Attorney File Number: 23-031186 **Phone:** (855)263-9295 **Fax:** (303)706-9994