

Notices of Election and Demand Filed in Weld County

From November 06, 2023 Through November 10, 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: 23-0332

NED Date: 11/07/2023 **Reception #:** 4929700
Original Sale Date: 03/06/2024
Deed of Trust Date: 07/11/2019 **Recording Date:** 07/18/2019 **Reception #:** 4506582
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 10, A REPLAT OF LOTS 1-10 BLOCK 7, BLOCK 9, BLOCK 10, LOTS 1-11 BLOCK 11, LOTS 1-8, BLOCK 12, AND THE VACATION OF TEN FOOT (10') WIDE UTILITY EASEMENTS IN LOTS 26 AND 27, BLOCK 8 OF THE DOVE HILL ESTATES SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 932 W Independent Avenue, La Salle, CO 80645

Original Note Amt: \$343,660.00 **LoanType:** FHA **Interest Rate:** 4.625
Current Amount: \$321,354.81 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Jerome C Lopez and Monica Romo
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): Jerome C Lopez and Monica Romo

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: 23-031038 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0333

NED Date: 11/07/2023 **Reception #:** 4929701
Original Sale Date: 03/06/2024
Deed of Trust Date: 01/20/2023 **Recording Date:** 01/23/2023 **Reception #:** 4877907
Re-Recording Date **Re-Recorded #:**

Legal: The North 5 feet of Lot 7 and the South 55 feet of lot 8, Block 1, Davis Addition, an addition to the City of Greeley, County of Weld, State of Colorado

Address: 1008 22nd Avenue Court, Greeley, CO 80631

Original Note Amt: \$230,000.00 **LoanType:** Private **Interest Rate:** 14
Current Amount: \$230,000.00 **As Of:** 10/25/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Indicate Capital REIT, LLC
Current Owner: Mars, LLC
Grantee (Lender On Deed of Trust): Indicate Capital REIT, LLC
Grantor (Borrower On Deed of Trust): Mars, LLC

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

Attorney for Beneficiary: BURNS, WALL AND MUELLER, P.C.

Attorney File Number: 0 **Phone:** (303)830-7000 **Fax:**

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Foreclosure Number: 23-0334

NED Date: 11/07/2023

Reception #: 4929702

Original Sale Date: 03/06/2024

Deed of Trust Date: 01/15/2015

Recording Date: 01/16/2015

Reception #: 4076187**

Re-Recording Date

Re-Recorded #:

Legal: Lot A of Recorded Exemption No. 0805-30-1-RE 3557, recorded May 20, 2003 at Reception No. 3064174, being a part of the Southwest Quarter of the Northeast Quarter of Section 30, Township 6 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado.

**The Deed of Trust legal description was corrected by an Affidavit of Correction recorded on 12/9/2022 at Reception No. 4871365, in the records of Weld County, State of Colorado.

Address: 12681 County Rd 64 1/2, Greeley, CO 80631

Original Note Amt: \$417,000.00

LoanType: FNMA

Interest Rate: 4.250

Current Amount: \$356,080.44

As Of: 10/31/2023

Interest Type: Fixed

Current Lender (Beneficiary):	Nationstar Mortgage LLC
Current Owner:	Kevin Bruckert
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Loan Simple, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Kevin Bruckert

Publication: Greeley Tribune

First Publication Date: 01/12/2024

Last Publication Date: 02/09/2024

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

Attorney File Number: CO21101

Phone: (303) 27-40155

Fax: (303) 27-40159

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Foreclosure Number: 23-0335

NED Date: 11/09/2023 **Reception #:** 4930118
Original Sale Date: 03/13/2024
Deed of Trust Date: 06/03/2009 **Recording Date:** 06/03/2009 **Reception #:** 3627291
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 4, CASCADE PARK SOUTH, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2722 W 22 STREET RD, GREELEY, CO 80634

Original Note Amt: \$144,644.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: \$93,192.81 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: Barlen Joyner
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Barlen Joyner

Publication: Greeley Tribune **First Publication Date:** 01/19/2024
Last Publication Date: 02/16/2024

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

Attorney File Number: 15-007967 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0336

NED Date: 11/09/2023 **Reception #:** 4930119
Original Sale Date: 03/13/2024
Deed of Trust Date: 01/23/2017 **Recording Date:** 01/30/2017 **Reception #:** 4273992
Re-Recording Date **Re-Recorded #:**

Legal: THE WEST 140 FEET OF THE SOUTH 30 FEET OF LOT 2 AND THE WEST 140 FEET OF THE NORTH 20 FEET OF LOT 3, BLOCK 128, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 906 4th Ave., Greeley, CO 80631

Original Note Amt: \$120,000.00 **LoanType:** FNMA **Interest Rate:** 0.048
Current Amount: \$106,846.32 **As Of:** 11/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): First National Bank of Omaha
Current Owner: Angela K. Eyestone
Grantee (Lender On Deed of Trust): First National Bank of Omaha
Grantor (Borrower On Deed of Trust): Angela K. Eyestone

Publication: Greeley Tribune **First Publication Date:** 01/19/2024
Last Publication Date: 02/16/2024

Attorney for Beneficiary: Brown, Dunning, Walker, Fein. Drusch, PC

Attorney File Number: 3554-044 **Phone:** (303) 32-93363 **Fax:** (303) 39-38438