

# Notices of Election and Demand Filed in Weld County

From November 13, 2023 Through November 17, 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:** 23-0337

**NED Date:** 11/13/2023      **Reception #:** 4930471  
**Original Sale Date:** 03/13/2024  
**Deed of Trust Date:** 06/28/2022      **Recording Date:** 07/01/2022      **Reception #:** 4839229  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 1, HIGHPLAINS FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

APN #: 147136434006 LOAN MODIFICATION RECORDED ON 8/30/2022 AT RECEPTION NO. 4851928 TO CORRECT THE MANUFACTURED AFFIDAVIT OF AFFIXATION RIDER SECTIONS 10 AND 14.

**Address:** 305 Ravine Way, Lochbuie, CO 80603

**Original Note Amt:** \$369,189.00      **LoanType:** FHA      **Interest Rate:** 5.25  
**Current Amount:** \$366,620.18      **As Of:** 02/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Skylar Ray Lothrop  
**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)** Skylar Ray Lothrop

**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:** 23-031212      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0338

**NED Date:** 11/13/2023      **Reception #:** 4930472  
**Original Sale Date:** 03/13/2024  
**Deed of Trust Date:** 06/13/2015      **Recording Date:** 06/22/2015      **Reception #:** 4117728  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 4, AMENDED FINAL PLAT OF SUMMIT VIEW ESTATES SECOND FILING FINAL PLAT, COUNTY OF WELD, STATE OF COLORADO

**Address:** 5127 MT ARAPAHO CIR, FREDERICK, CO 80504-5539

**Original Note Amt:** \$269,600.00      **LoanType:** Unknown      **Interest Rate:** 4  
**Current Amount:** \$226,801.48      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** RUTH LEXINGTON  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST OPTION MORTGAGE, LLC  
**Grantor (Borrower On Deed of Trust)** RUTH LEXINGTON

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

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

**Attorney File Number:** 00000009936865      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 23-0339

**NED Date:** 11/13/2023      **Reception #:** 4930473  
**Original Sale Date:** 03/13/2024  
**Deed of Trust Date:** 04/16/2015      **Recording Date:** 04/29/2015      **Reception #:** 4102940  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 8, SILVER PEAKS FILING NO. 2, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 317 IRON STREET, LOCHBUIE, CO 80603

**Original Note Amt:** \$238,654.00      **LoanType:** FHA      **Interest Rate:** 3.125  
**Current Amount:** \$190,753.28      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** PABLO MORALES  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR CITYWIDE HOME LOANS, A UTAH CORPORATION  
**Grantor (Borrower On Deed of Trust)** PABLO MORALES

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

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

**Attorney File Number:** 00000009933862      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0340

**NED Date:** 11/13/2023      **Reception #:** 4930474  
**Original Sale Date:** 03/13/2024  
**Deed of Trust Date:** 03/11/2022      **Recording Date:** 03/15/2022      **Reception #:** 4810204  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 2, Block 3, Lone Pine Estates, a Subdivision of the City of Fort Lupton, County of Weld, State of Colorado.

**Address:** 620 S Grand Ave, Fort Lupton, CO 80621

**Original Note Amt:** \$442,000.00      **LoanType:** VA      **Interest Rate:** 3.875  
**Current Amount:** \$440,020.15      **As Of:** 11/07/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Brian Kosinski and Jodeen M. Kosinski  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Plaza Home  
Mortgage Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Brian Kosinski and Jodeen M. Kosinski

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

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

**Attorney File Number:** CO22460      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

# Notices of Election and Demand Filed in Weld County

From November 13, 2023 Through November 17, 2023

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**Foreclosure Number:** 23-0341

**NED Date:** 11/13/2023      **Reception #:** 4930475  
**Original Sale Date:** 03/13/2024  
**Deed of Trust Date:** 07/09/2021      **Recording Date:** 07/15/2021      **Reception #:** 4736165  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** The East 17 Feet of Lot 8 and the West 51 Feet of Lot 9, Murray's Addition to the Town of Fort Lupton, County of Weld, State of Colorado

**Address:** 303 Dexter St, Fort Lupton, CO 80621-1328

**Original Note Amt:** \$334,452.00      **LoanType:** FHA      **Interest Rate:** 3.125  
**Current Amount:** \$324,700.84      **As Of:** 11/07/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Aaron R. Alexander  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Universal Lending Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Aaron R. Alexander

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

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

**Attorney File Number:** CO22424      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 23-0342

**NED Date:** 11/14/2023      **Reception #:** 4930683  
**Original Sale Date:** 03/13/2024  
**Deed of Trust Date:** 06/21/2018      **Recording Date:** 07/09/2018      **Reception #:** 4413703  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 76, GLENS OF DACONO UNIT NO.1, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 825 Glen Barr St, Dacono, CO 80514

**Original Note Amt:** \$25,500.00      **LoanType:** HELOC      **Interest Rate:** 6.5  
**Current Amount:** \$25,523.19      **As Of:** 10/27/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Premier Members Credit Union  
**Current Owner:** Luis Cervantes Cervantes  
**Grantee (Lender On Deed of Trust):** Premier Members CU  
**Grantor (Borrower On Deed of Trust):** Luis Cervantes Cervantes

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

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP

**Attorney File Number:** 0      **Phone:** (303)772-6666      **Fax:** (303)772-2822

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From November 13, 2023 Through November 17, 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:** 23-0343

**NED Date:** 11/15/2023      **Reception #:** 4930930  
**Original Sale Date:** 03/13/2024  
**Deed of Trust Date:** 09/22/2022      **Recording Date:** 09/28/2022      **Reception #:** 4857969\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 2, Block 1, Rocksbury Ridge First Filing, Town of Johnstown, County of Weld, State of Colorado.

\*\*The Deed of Trust was corrected by an Affidavit of Correction recorded on 10/9/2023 at Reception No. 4924712, in the records of Weld County, State of Colorado.

**Address:** 409 Granite Way, Johnstown, CO 80534-7404

**Original Note Amt:** \$25,000.00      **LoanType:** HELOC      **Interest Rate:** 9.990  
**Current Amount:** \$25,000.00      **As Of:** 11/07/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Coastal Community Bank  
**Current Owner:** Ariel Geist and Ines Geist  
**Grantee (Lender On Deed of Trust):** Coastal Community Bank  
**Grantor (Borrower On Deed of Trust):** Ariel Geist and Ines Geist

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

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

**Attorney File Number:** CO22291      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 23-0344

**NED Date:** 11/15/2023      **Reception #:** 4930931  
**Original Sale Date:** 03/20/2024  
**Deed of Trust Date:** 11/10/2008      **Recording Date:** 11/17/2008      **Reception #:** 3590141  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 9 AND 10, BLOCK 28, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

**Address:** 326 6th Street, Frederick, CO 80530

**Original Note Amt:** \$202,500.00      **LoanType:** REVERSE MORTGAGE      **Interest Rate:** 5.240  
**Current Amount:** \$102,442.64      **As Of:** 11/08/2023      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Mortgage Assets Management, LLC  
**Current Owner:** Charles John Nocera and Delores M Nocera  
**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Charles John Nocera and Delores M Nocera

**Publication:** Greeley Tribune      **First Publication Date:** 01/26/2024  
**Last Publication Date:** 02/23/2024

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-969438-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369



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**Foreclosure Number:** 23-0347

**NED Date:** 11/15/2023      **Reception #:** 4930934  
**Original Sale Date:** 03/13/2024  
**Deed of Trust Date:** 03/25/2008      **Recording Date:** 04/08/2008      **Reception #:** 3546112  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 17, BLOCK 8, CORRECTED - ROCKSBURY RIDGE SECOND FILING, TOWN OF JOHNSTON, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 402 Gemstone Lane, Johnstown, CO 80534

**Original Note Amt:** \$292,500.00      **LoanType:** REVERSE MORTGAGE      **Interest Rate:** 1.081  
**Current Amount:** \$191,002.71      **As Of:** 11/08/2023      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Mortgage Assets Management, LLC  
**Current Owner:** Sharon L. Sanchez  
**Grantee (Lender On Deed of Trust):** World Alliance Financial Corp.  
**Grantor (Borrower On Deed of Trust)** Sharon L. Sanchez

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

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-22-925877-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 23-0348

**NED Date:** 11/16/2023      **Reception #:** 4931188  
**Original Sale Date:** 03/20/2024  
**Deed of Trust Date:** 03/22/2006      **Recording Date:** 04/10/2006      **Reception #:** 3378195  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 36, THIRD AMENDED PLAT OF GLEN MEADOW TOWN HOMES, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1766 Glen Meadows Drive, Greeley, CO 80631

**Original Note Amt:** \$210,000.00      **LoanType:** REVERSE MORTGAGE      **Interest Rate:** 6.890  
**Current Amount:** \$188,989.57      **As Of:** 07/13/2023      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Cascade Funding Mortgage Trust HB4  
**Current Owner:** Helen O. Stolte  
**Grantee (Lender On Deed of Trust):** Financial Freedom Senior Funding Corporation, a Subsidiary of Indy Mac Bank, F.S.B.  
**Grantor (Borrower On Deed of Trust)** Helen O. Stolte

**Publication:** Greeley Tribune      **First Publication Date:** 01/26/2024  
**Last Publication Date:** 02/23/2024

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-968861-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 23-0349

**NED Date:** 11/16/2023      **Reception #:** 4931189  
**Original Sale Date:** 03/20/2024  
**Deed of Trust Date:** 03/25/2019      **Recording Date:** 03/25/2019      **Reception #:** 4475987  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 1, SECOND REPLAT OF CONESTOGA SUBDIVISION FIRST FILING, TOWN OF AULT, ACCORDING TO THE RECORDED PLAT THEREOF AND ACCORDING TO AFFIDAVIT OF CORRECTION RECORDED SEPTEMBER 18, 2017 UNDER RECEPTION NO. 4336248, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 680 Cimarron Trail, Ault, CO 8010

**Original Note Amt:** \$365,079.00      **LoanType:** FHA      **Interest Rate:** 4.750  
**Current Amount:** \$339,370.91      **As Of:** 11/09/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Donna Lea Barron and Jose Luis Barron  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Primary Residential Mortgage, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Donna Lea Barron and Jose Luis Barron

**Publication:** Greeley Tribune      **First Publication Date:** 01/26/2024  
**Last Publication Date:** 02/23/2024  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO21626      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 23-0350

**NED Date:** 11/16/2023      **Reception #:** 4931190  
**Original Sale Date:** 03/20/2024  
**Deed of Trust Date:** 10/25/2021      **Recording Date:** 11/03/2021      **Reception #:** 4772361  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 14, Block 9, Wal Mar Third Subdivision, County of Weld, State of Colorado

**Address:** 201 E Lilac St, Milliken, CO 80543-9154

**Original Note Amt:** \$322,039.00      **LoanType:** VA      **Interest Rate:** 2.500  
**Current Amount:** \$313,502.66      **As Of:** 11/06/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Shane Bradley Mills  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lakeview Loan Servicing, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Shane Bradley Mills

**Publication:** Greeley Tribune      **First Publication Date:** 01/26/2024  
**Last Publication Date:** 02/23/2024  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO22351      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

# Notices of Election and Demand Filed in Weld County

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**Foreclosure Number:** 23-0351

**NED Date:** 11/16/2023      **Reception #:** 4931191  
**Original Sale Date:** 03/20/2024  
**Deed of Trust Date:** 09/23/2019      **Recording Date:** 09/26/2019      **Reception #:** 4526726  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 2, LEGACY PARK SUBDIVISION FILING NO. 1, CITY OF DACONO, COUNTY OF WELD, STATE OF COLORADO. x000D\_  
APN #: 146701202014

**Address:** 5631 LEGACY PARKWAY, DACONO, CO 80514

**Original Note Amt:** \$336,787.00      **LoanType:** FHA      **Interest Rate:** 4.75  
**Current Amount:** \$314,941.63      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** TIMOTHY D RESCH AND ERIN N RESCH  
**Grantee (Lender On Deed of Trust):** PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.  
**Grantor (Borrower On Deed of Trust):** TIMOTHY D RESCH AND ERIN N RESCH

**Publication:** Greeley Tribune      **First Publication Date:** 01/26/2024  
**Last Publication Date:** 02/23/2024

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

**Attorney File Number:** 22-027566      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0352

**NED Date:** 11/16/2023      **Reception #:** 4931192  
**Original Sale Date:** 03/20/2024  
**Deed of Trust Date:** 09/28/2015      **Recording Date:** 10/02/2015      **Reception #:** 4147112\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 5, PLATTE VALLEY SUBDIVISION THIRD FILING, AN ADDITION TO THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO. \*\*MODIFIED BY LOAN MODIFICATION DATED APRIL 2, 2023, AND RECORDED ON MAY 1, 2023, AT RECEPTION NO. 4895354 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER.

**Address:** 3406 Burlington Ave, Evans, CO 80620

**Original Note Amt:** \$154,156.00      **LoanType:** FHA      **Interest Rate:** 3.375  
**Current Amount:** \$142,535.90      **As Of:** 10/19/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** Wendi Ann Wilkin  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cornerstone Home Lending, Inc., its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Wendi Ann Wilkin

**Publication:** Greeley Tribune      **First Publication Date:** 01/26/2024  
**Last Publication Date:** 02/23/2024

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48113305      **Phone:** (877)353-2146      **Fax:**



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**Foreclosure Number:** 23-0353

**NED Date:** 11/17/2023

**Reception #:** 4931457

**Original Sale Date:** 03/20/2024

**Deed of Trust Date:** 11/16/2005

**Recording Date:** 11/29/2005

**Reception #:** 3343079

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOTS 23 AND 24, BLOCK 111, ROBINSON'S SUBDIVISION, A SUBDIVISION OF THE TOWN OF EVANS, TOGETHER WITH THE EAST 10 FEET OF BELMONT STREET ADJACENT TO SAID LOT VACATED BY ORDINANCE NO. 1069-97 RECORDED NOVEMBER 18, 1997 IN BOOK 1635 AT RECEPTION NO. 2579828, WELD COUNTY RECORDS, COUNTY OF WELD, STATE OF COLORADO

**Address:** 3738 BELMONT AVENUE, EVANS, CO 80620

**Original Note Amt:** \$28,580.00

**LoanType:** CONVENTIONAL

**Interest Rate:** 11.050

**Current Amount:** \$21,102.86

**As Of:** 07/01/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** NP154, LLC

**Current Owner:** JAMES M RODRIGUEZ AND NORMA RODRIGUEZ

**Grantee (Lender On Deed of Trust):** NEW CENTURY MORTGAGE CORPORATION

**Grantor (Borrower On Deed of Trust)** JAMES M. RODRIGUEZ AND NORMA RODRIGUEZ

**Publication:** Greeley Tribune

**First Publication Date:** 01/26/2024

**Last Publication Date:** 02/23/2024

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

**Attorney File Number:** 00000009757410

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

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