

Notices of Election and Demand Filed in Weld County

From June 03, 2024 Through June 07, 2024

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: 24-0151

NED Date: 06/03/2024 **Reception #:** 4963585
Original Sale Date: 10/02/2024
Deed of Trust Date: 03/12/2021 **Recording Date:** 03/22/2021 **Reception #:** 4695559
Re-Recording Date **Re-Recorded #:**

Legal: The South Half of the South Half and North Half of the South Half of Lots 5 and 6, Block 5, Town of Fort Lupton, County of Weld, State of Colorado.

Address: 322 Main Street, Fort Lupton, CO 80621

Original Note Amt: \$237,373.00 **LoanType:** USDA **Interest Rate:** 2.5
Current Amount: \$224,132.72 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Scott Rene Visser
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for Celebrity Home Loans, LLC.
Grantor (Borrower On Deed of Trust) Scott Rene Visser

Publication: Greeley Tribune **First Publication Date:** 08/09/2024
Last Publication Date: 09/06/2024

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00111-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

Foreclosure Number: 24-0152

NED Date: 06/03/2024 **Reception #:** 4963586
Original Sale Date: 10/02/2024
Deed of Trust Date: 05/28/2019 **Recording Date:** 05/29/2019 **Reception #:** 4492570
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 1, PLAT AMENDMENT, IDAHO CREEK SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 10713 Butte Drive, Longmont, CO 80504

Original Note Amt: \$309,090.00 **LoanType:** FARM **Interest Rate:** 4.250
Current Amount: \$283,797.37 **As Of:** 05/29/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Maria Gandara-Gonzalez and Timoteo Monreal-Macareno
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) Maria Gandara-Gonzalez and Timoteo Monreal-Macareno

Publication: Greeley Tribune **First Publication Date:** 08/09/2024
Last Publication Date: 09/06/2024

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

Attorney File Number: CO23210 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 24-0153

NED Date: 06/05/2024 **Reception #:** 4964185
Original Sale Date: 10/02/2024
Deed of Trust Date: 07/20/2018 **Recording Date:** 07/25/2018 **Reception #:** 4417714
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 8, THIRD ADDITION TO WESTVIEW, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

APN #: 095912114025

Address: 2623 West 15th Street, Greeley, CO 80634

Original Note Amt: \$265,109.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$240,721.26 **As Of:** 01/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Amie Garcia AND Juana Garcia
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERIFIRST FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Amie Garcia AND Juana Garcia

Publication: Greeley Tribune **First Publication Date:** 08/09/2024
Last Publication Date: 09/06/2024

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

Attorney File Number: 24-032431 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0154

NED Date: 06/07/2024 **Reception #:** 4964768
Original Sale Date: 10/09/2024
Deed of Trust Date: 07/31/2020 **Recording Date:** 08/03/2020 **Reception #:** 4615345
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 5, HUNTERS CROSSING SUBDIVISION FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO

PARCEL ID NUMBER: 080703105010

Address: 801 SAMBAR DR, SEVERANCE, CO 80550-3809

Original Note Amt: \$311,457.00 **LoanType:** Conventional **Interest Rate:** 3.595
Current Amount: \$290,089.64 **As Of:** 05/30/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: JAMES DUAH AND ASAMOAH DUAH BOATENG
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS, LLC ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) JAMES DUAH AND ASAMOAH DUAH BOATENG

Publication: Greeley Tribune **First Publication Date:** 08/16/2024
Last Publication Date: 09/13/2024

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

Attorney File Number: 22-029001 **Phone:** (855)263-9295 **Fax:** (303)706-9994