

# Notices of Election and Demand Filed in Weld County

From April 29, 2024 Through May 03, 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:** 24-0117

**NED Date:** 05/01/2024

**Reception #:** 4957744

**Original Sale Date:** 08/28/2024

**Deed of Trust Date:** 03/30/2022

**Recording Date:** 04/05/2022

**Reception #:** 4815911

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE EAST 72 FEET OF LOTS 18, 20, 22 AND 24, BLOCK 10, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

APN #: 120709411006

**Address:** 425 DILLINGHAM AVENUE, MEAD, CO 80542

**Original Note Amt:** \$392,755.00

**LoanType:** FHA

**Interest Rate:**

**Current Amount:** \$382,276.03

**As Of:**

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	STEPHANIE BOYER AND JACOB BOYER
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	STEPHANIE BOYER AND JACOB BOYER

**Publication:** Greeley Tribune

**First Publication Date:** 07/05/2024

**Last Publication Date:** 08/02/2024

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

**Attorney File Number:** 22-028444

**Phone:** (855)263-9295

**Fax:** (303)706-9994

**Foreclosure Number:** 24-0118

**NED Date:** 05/01/2024

**Reception #:** 4957745

**Original Sale Date:** 12/11/2024

**Deed of Trust Date:** 07/27/2016

**Recording Date:** 08/02/2016

**Reception #:** 4224181

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** The South 1/2 of the NW 1/4 of Section 19, Township 7 North, Range 63 West of the 6th P.M., County of Weld, State of Colorado. Together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

**Address:** 38747 County Road 63, Galeton, CO 80622

**Original Note Amt:** \$210,000.00

**LoanType:** Collateral

**Interest Rate:** 18.000

**Current Amount:** \$172,493.84

**As Of:** 04/17/2024

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	TBK Bank, SSB, a Texas state savings bank
<b>Current Owner:</b>	Jorge Contreras; Gaudalia Contreras
<b>Grantee (Lender On Deed of Trust):</b>	Colorado East Bank & Trust
<b>Grantor (Borrower On Deed of Trust)</b>	Jorge Contreras; Gaudalia Contreras

**Publication:** Greeley Tribune

**First Publication Date:** 10/18/2024

**Last Publication Date:** 11/15/2024

**Attorney for Beneficiary:** OTTESON SHAPIRO LLP

**Attorney File Number:** 1025.096

**Phone:** (720)488-0220

**Fax:**

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**Foreclosure Number:** 24-0119

**NED Date:** 05/02/2024

**Reception #:** 4958021

**Original Sale Date:** 09/04/2024

**Deed of Trust Date:** 06/30/2006

**Recording Date:** 07/06/2006

**Reception #:** 3400843

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 26, BLOCK 3; CARLSON FARMS, FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3763 CLAYCOMB LANE, JOHNSTOWN, CO 80534

**Original Note Amt:** \$219,200.00

**LoanType:** Conventional

**Interest Rate:** 8.375

**Current Amount:** \$242,979.24

**As Of:** 04/25/2024

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** HSBC BANK USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-ASAP5, Asset Backed Pass-Through Certificates

**Current Owner:** GABRIEL O. LEZAMA AND JULIE A. LEZAMA

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN HOME MORTGAGE

**Grantor (Borrower On Deed of Trust):** GABRIEL O. LEZAMA AND JULIE A. LEZAMA

**Publication:** Greeley Tribune

**First Publication Date:** 07/12/2024

**Last Publication Date:** 08/09/2024

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

**Attorney File Number:** 19-023061

**Phone:** (855)263-9295

**Fax:** (303)706-9994

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**Foreclosure Number:** 24-0120

**NED Date:** 05/02/2024      **Reception #:** 4958022  
**Original Sale Date:** 09/04/2024  
**Deed of Trust Date:** 08/31/2022      **Recording Date:** 09/01/2022      **Reception #:** 4852469  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 41, LUPTON VILLAGE PUD SECOND FILING, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

APN #: 147105322041 LOAN MODIFICATION RECORDED ON 02/09/2023 AT RECEPTION NO. 4881080 TO CORRECT THE PROPERTY ADDRESS.

**Address:** 1353 Reynolds St Unit 11A, Fort Lupton, CO 80621

**Original Note Amt:** \$377,780.00      **LoanType:** FHA      **Interest Rate:** 5.5  
**Current Amount:** \$372,254.18      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Chase Vermillion AND Rosamaria Alondra Lujano Rojas  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Chase Vermillion AND Rosamaria Alondra Lujano Rojas

**Publication:** Greeley Tribune      **First Publication Date:** 07/12/2024  
**Last Publication Date:** 08/09/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-032257      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 24-0121

**NED Date:** 05/02/2024      **Reception #:** 4958031  
**Original Sale Date:** 08/28/2024  
**Deed of Trust Date:** 12/21/2017      **Recording Date:** 12/22/2017      **Reception #:** 4362454  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, RITTER-OVERTURF SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

A.P.N.: 096118320004

**Address:** 2335 19th Ave, Greeley, CO 80631-8121

**Original Note Amt:** \$285,000.00      **LoanType:** Conventional      **Interest Rate:** 4.625  
**Current Amount:** \$255,227.16      **As Of:** 08/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SPECIALIZED LOAN SERVICING LLC  
**Current Owner:** Justin Raso  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF COLORADO, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Justin Raso

**Publication:** Greeley Tribune      **First Publication Date:** 07/05/2024  
**Last Publication Date:** 08/02/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-032267      **Phone:** (855)263-9295      **Fax:** (303)706-9994

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**Foreclosure Number:** 24-0122

**NED Date:** 05/02/2024

**Reception #:** 4958023

**Original Sale Date:** 09/04/2024

**Deed of Trust Date:** 12/30/2021

**Recording Date:** 01/03/2022

**Reception #:** 4790393

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 23, BLOCK 6, PARKVIEW SOUTH, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2416 Alpine Ave, Greeley, CO 80631

**Original Note Amt:** \$307,821.00

**LoanType:** FHA

**Interest Rate:** 3.125

**Current Amount:** \$293,738.88

**As Of:** 12/01/2023

**Interest Type:** Adjustable

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Colin S. Miller AND Melissa Gwen Bert-Wynne
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Colin S. Miller AND Melissa Gwen Bert-Wynne

**Publication:** Greeley Tribune

**First Publication Date:** 07/12/2024

**Last Publication Date:** 08/09/2024

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

**Attorney File Number:** 24-032213

**Phone:** (855)263-9295

**Fax:** (303)706-9994

**Foreclosure Number:** 24-0123

**NED Date:** 05/02/2024

**Reception #:** 4958024

**Original Sale Date:** 09/04/2024

**Deed of Trust Date:** 12/23/2021

**Recording Date:** 12/29/2021

**Reception #:** 4789217

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 12, BLOCK 5, VISTA RIDGE FILING NO. 1M, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2335 Holly Drive, Erie, CO 80516

**Original Note Amt:** \$150,000.00

**LoanType:** CONV

**Interest Rate:** 7.99

**Current Amount:** \$148,191.09

**As Of:** 07/03/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Discover Bank
<b>Current Owner:</b>	Monica Esmeralda Welch,Ryan C Welch
<b>Grantee (Lender On Deed of Trust):</b>	Discover Bank
<b>Grantor (Borrower On Deed of Trust)</b>	Monica Esmeralda Welch and Ryan C Welch

**Publication:** Greeley Tribune

**First Publication Date:** 07/12/2024

**Last Publication Date:** 08/09/2024

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

**Attorney File Number:** 24CO00143-1

**Phone:** (720) 25-9 8626

**Fax:** (720) 25-96709

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**Foreclosure Number:** 24-0124

**NED Date:** 05/02/2024

**Reception #:** 4958025

**Original Sale Date:** 09/04/2024

**Deed of Trust Date:** 07/17/2019

**Recording Date:** 07/19/2019

**Reception #:** 4506880

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 18, BLOCK 3, DAVIS ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2211 11th St, Greeley, CO 80631

**Original Note Amt:** \$279,837.00

**LoanType:** FHA

**Interest Rate:** 3.500

**Current Amount:** \$255,658.14

**As Of:** 04/29/2005

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Freedom Mortgage Corporation
<b>Current Owner:</b>	Heather B. Baldwin, Ian M. McDaniel
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Point Financial Corporation, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Heather B. Baldwin, Ian M. McDaniel

**Publication:** Greeley Tribune

**First Publication Date:** 07/12/2024

**Last Publication Date:** 08/09/2024

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

**Attorney File Number:** CO23152

**Phone:** (303) 27-40155

**Fax:** (303) 27-40159

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**Foreclosure Number:** 24-0125

**NED Date:** 05/02/2024

**Reception #:** 4958026

**Original Sale Date:** 09/04/2024

**Deed of Trust Date:** 12/21/2018

**Recording Date:** 12/21/2018

**Reception #:** 4455805

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 46, BLOCK 7, MINOR CORRECTIONS TO RESUBDIVISION OF WEST HILL-N-PARK 3RD FILING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095926325046

**Address:** 4745 Everglade Ct, Greeley, CO 80634

**Original Note Amt:** \$242,526.00

**LoanType:** FHA

**Interest Rate:** 3.125

**Current Amount:** \$237,006.03

**As Of:** 12/01/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Jacob Wayne Roberson AND Savannah Rita May Hayes
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Jacob Wayne Roberson AND Savannah Rita May Hayes

**Publication:** Greeley Tribune

**First Publication Date:** 07/12/2024

**Last Publication Date:** 08/09/2024

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

**Attorney File Number:** 22-028896

**Phone:** (855)263-9295

**Fax:** (303)706-9994