

Notices of Election and Demand Filed in Weld County

From May 06, 2024 Through May 10, 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: 24-0126

NED Date: 05/07/2024 **Reception #:** 4958725
Original Sale Date: 09/04/2024
Deed of Trust Date: 07/15/2022 **Recording Date:** 07/18/2022 **Reception #:** 4842558
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, FIRST REPLAT OF LOT 1, LOT 2, AND LOT 3, S AND H SUBDIVISION, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

APN #: 105911121007

Address: 255 N Cora Ave, Milliken, CO 80543

Original Note Amt: \$297,618.00 **LoanType:** FHA **Interest Rate:** 5.375
Current Amount: \$294,214.98 **As Of:** 04/30/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Francisco Quiroz
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): Francisco Quiroz

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: 24-032280 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0127

NED Date: 05/07/2024 **Reception #:** 4958726
Original Sale Date: 09/04/2024
Deed of Trust Date: 11/20/2009 **Recording Date:** 12/16/2009 **Reception #:** 3665461
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, WESTMOOR SECOND FILING, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 3827 W 7th Street Road, Greeley, CO 80634

Original Note Amt: \$145,809.00 **LoanType:** FHA **Interest Rate:** 6
Current Amount: \$107,926.32 **As Of:** 04/30/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Christopher L Mathias
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Christopher L Mathias

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: 24-032292 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 24-0128

NED Date: 05/08/2024 **Reception #:** 4959051
Original Sale Date: 09/04/2024
Deed of Trust Date: 12/30/2004 **Recording Date:** 01/04/2005 **Reception #:** 3249523
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 4, VISTA RIDGE FILING NO. 1L, COUNTY OF WELD, STATE OF COLORADO.

Address: 2583 WISTERIA DR, ERIE, CO 80516

Original Note Amt: \$220,600.00 **LoanType:** CONVENTIONAL **Interest Rate:** 3.250
Current Amount: \$237,358.36 **As Of:** 11/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2005-1
Current Owner: MICHELLE K BONNY
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY
Grantor (Borrower On Deed of Trust): MICHELLE K. BONNY

Publication: Greeley Tribune **First Publication Date:** 07/12/2024
Last Publication Date: 08/09/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP

Attorney File Number: 00000010092203 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 24-0129

NED Date: 05/08/2024 **Reception #:** 4959052
Original Sale Date: 09/04/2024
Deed of Trust Date: 09/25/2009 **Recording Date:** 10/21/2009 **Reception #:** 3655287
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 905, BUILDING 9, LONGSVIEW TOWNHOMES, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION FOR LONGSVIEW TOWNHOMES RECORDED AUGUST 13, 2003 AT RECEPTION NO. 3094688. AND AS AMENDED IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF WELD, STATE OF COLORADO, AND AS FURTHER DEFINED AND DESCRIBED ON THE CONDOMINIUM MAP OF THE LONGSVIEW TOWNHOMES RECORDED OCTOBER 19, 2007 AT RECEPTION NO. 3512196 AND RATIFICATION RECORDED FEBRUARY 29, 2008 AT RECEPTION NO. 3538697, COUNTY OF WELD, STATE OF COLORADO.

Address: 3660 W 25TH ST # 9-905, GREELEY, CO 80634-4126

Original Note Amt: \$98,188.00 **LoanType:** FHA **Interest Rate:** 5.250
Current Amount: \$69,716.52 **As Of:** 01/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC
Current Owner: KYLE F TREFETHEN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CWB MORTGAGE VENTURES, LLC DBA THE GROUP GUARANTEED MORTGAGE
Grantor (Borrower On Deed of Trust): KYLE F TREFETHEN

Publication: Greeley Tribune **First Publication Date:** 07/12/2024
Last Publication Date: 08/09/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP

Attorney File Number: 00000010123891 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 24-0130

NED Date: 05/08/2024 **Reception #:** 4959053
Original Sale Date: 09/04/2024
Deed of Trust Date: 05/31/2013 **Recording Date:** 06/03/2013 **Reception #:** 3937059
Re-Recording Date **Re-Recorded #:**

Legal: THE SOUTH 32 FEET OF LOT 10 AND THE NORTH 44 FEET OF LOT 11, BLOCK 18, SIXTH ADDITION TO EDWARDS HOMES, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 727 37th Avenue, Greeley, CO 80634

Original Note Amt: \$230,743.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$174,361.91 **As Of:** 12/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Kellen McDonald
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First California Mortgage Company
Grantor (Borrower On Deed of Trust): Kellen McDonald

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: 24CO00186-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

Foreclosure Number: 24-0131

NED Date: 05/10/2024 **Reception #:** 4959578
Original Sale Date: 09/11/2024
Deed of Trust Date: 06/25/2018 **Recording Date:** 06/29/2018 **Reception #:** 4411587
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 7, SOUTHMOOR VILLAGE SECOND FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.
PARCEL ID NUMBER: 096119202008

Address: 2159 31st Street, Greeley, CO 80631

Original Note Amt: \$188,500.00 **LoanType:** Conventional **Interest Rate:** 4.99
Current Amount: \$172,781.29 **As Of:** 09/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): FLAGSTAR BANK, N.A.
Current Owner: Dina M Gilbert AND Joseph Gilbert
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Dina M Gilbert AND Joseph Gilbert

Publication: Greeley Tribune **First Publication Date:** 07/19/2024
Last Publication Date: 08/16/2024

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

Attorney File Number: 24-032066 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 24-0132

NED Date: 05/10/2024 **Reception #:** 4959579
Original Sale Date: 09/11/2024
Deed of Trust Date: 04/20/2023 **Recording Date:** 05/01/2023 **Reception #:** 4895582
Re-Recording Date **Re-Recorded #:**

Legal: LOT 37, BLOCK 11, GLENS OF DACONO, UNIT NO. 3, COUNTY OF WELD, STATE OF COLORADO

Address: 1209 MACCORMACK COURT, Dacono, CO 80514

Original Note Amt: \$325,000.00 **LoanType:** Conventional **Interest Rate:** 6.95
Current Amount: \$321,173.15 **As Of:** 11/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Myles Files Investments, LLC
Current Owner: DAVALOS HERNANDEZ, JUAN, RUPERTO
Grantee (Lender On Deed of Trust): Myles Files Investments, LLC
Grantor (Borrower On Deed of Trust): JUAN RUPERTO DAVALOS HERNANDEZ

Publication: Greeley Tribune **First Publication Date:** 07/19/2024
Last Publication Date: 08/16/2024

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

Attorney File Number: 24-031975 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0133

NED Date: 05/10/2024 **Reception #:** 4959580
Original Sale Date: 09/11/2024
Deed of Trust Date: 11/10/2004 **Recording Date:** 11/22/2004 **Reception #:** 3237638
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 2709 W 19th St, Greeley, CO 80634

Original Note Amt: \$37,800.00 **LoanType:** Conventional **Interest Rate:** 8.5
Current Amount: \$30,543.05 **As Of:** 12/16/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Current Owner: Ward, Jill, K., Ward, Mark, E.
Grantee (Lender On Deed of Trust): WASHINGTON MUTUAL BANK, FA
Grantor (Borrower On Deed of Trust): Jill K. Ward AND Mark E. Ward

Publication: Greeley Tribune **First Publication Date:** 07/19/2024
Last Publication Date: 08/16/2024

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

Attorney File Number: 24-032279 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 24-0134

NED Date: 05/10/2024 **Reception #:** 4959581
Original Sale Date: 09/11/2024
Deed of Trust Date: 02/01/2019 **Recording Date:** 02/06/2019 **Reception #:** 4465159
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 1, FIRST REPLAT PAWNEE SUBDIVISION, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Address: 1607 38th Street, Evans, CO 80620

Original Note Amt: \$172,600.00 **LoanType:** Conventional Residential **Interest Rate:** 3.125
Current Amount: \$187,716.67 **As Of:** 05/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Tina R. Sanders
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Universal Lending Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Tina R. Sanders

Publication: Greeley Tribune **First Publication Date:** 07/19/2024
Last Publication Date: 08/16/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-989477-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 24-0135

NED Date: 05/10/2024 **Reception #:** 4959582
Original Sale Date: 09/11/2024
Deed of Trust Date: 01/25/2023 **Recording Date:** 01/25/2023 **Reception #:** 4878666
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2A, BLOCK 1, RIVERSIDE MEADOWS SUBDIVISION SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 3705 Salida Court, Evans, CO 80620

Original Note Amt: \$302,421.00 **LoanType:** FHA **Interest Rate:** 7.250
Current Amount: \$301,708.98 **As Of:** 05/02/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Panorama Mortgage Group, LLC
Current Owner: Misty Vander, Ricky Schoettner and Michelle Charlotte LaVergne
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Celebrity Home Loans, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Misty Vander, Ricky Schoettner and Michelle Charlotte LaVergne

Publication: Greeley Tribune **First Publication Date:** 07/19/2024
Last Publication Date: 08/16/2024

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

Attorney File Number: CO22959 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159