

Notices of Election and Demand Filed in Weld County

From May 13, 2024 Through May 17, 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: 24-0136

NED Date: 05/13/2024 **Reception #:** 4959784
Original Sale Date: 09/11/2024
Deed of Trust Date: 07/26/2019 **Recording Date:** 08/01/2019 **Reception #:** 4510692
Re-Recording Date **Re-Recorded #:**

Legal: LOT A, RECORDED EXEMPTION NO. 0707-30-4 RECX12-0091, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

Address: 12607 County Road 76, Eaton, CO 80615

Original Note Amt: \$411,000.00 **LoanType:** Conventional Residential **Interest Rate:** 4.125
Current Amount: \$411,103.81 **As Of:** 05/03/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Jeffrey Scott Van Beber and Tonya Lynn Van Beber
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Ladera Lending, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Jeffrey Scott Van Beber and Tonya Lynn Van Beber

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-24-989722-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 24-0137

NED Date: 05/13/2024 **Reception #:** 4959785
Original Sale Date: 09/11/2024
Deed of Trust Date: 08/29/2022 **Recording Date:** 08/30/2022 **Reception #:** 4851926
Re-Recording Date **Re-Recorded #:**

Legal: LOT 346, PROMONTORY IMAGINE SCHOOL THIRD FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1601 106th Ave, Greeley, CO 80634

Original Note Amt: \$453,024.00 **LoanType:** FNMA **Interest Rate:** 5.625
Current Amount: \$447,060.08 **As Of:** 05/07/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): loanDepot.com, LLC
Current Owner: Justin Thomas Defazio and Cole Gerard Spensieri
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for loanDepot.com, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Justin Thomas Defazio and Cole Gerard Spensieri

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: CO23157 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 24-0138

NED Date: 05/16/2024 **Reception #:** 4960584
Original Sale Date: 09/18/2024
Deed of Trust Date: 04/15/2019 **Recording Date:** 04/17/2019 **Reception #:** 4481725
Re-Recording Date **Re-Recorded #:**

Legal: LOT 23, BLOCK 16, THE RIDGE AT HARMONY ROAD, COUNTY OF WELD, STATE OF COLORADO.

Address: 5595 Chantry Dr, Windsor, CO 80550-6053

Original Note Amt: \$472,180.00 **LoanType:** FHLMC **Interest Rate:** 5.000
Current Amount: \$483,336.27 **As Of:** 05/07/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Chastity D. Stringer and John A. Stringer
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Quicken Loans Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Chastity D. Stringer and John A. Stringer

Publication: Greeley Tribune **First Publication Date:** 07/26/2024
Last Publication Date: 08/23/2024

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

Attorney File Number: CO23166 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 24-0139

NED Date: 05/16/2024 **Reception #:** 4960585
Original Sale Date: 09/18/2024
Deed of Trust Date: 06/30/2006 **Recording Date:** 07/17/2006 **Reception #:** 3403697
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12. REDSTONE HILLS ADDITION, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

Address: 506 N GREELEY AVE, JOHNSTOWN, CO 80534

Original Note Amt: \$183,200.00 **LoanType:** CONVENTIONAL **Interest Rate:** 7.515
Current Amount: \$119,724.70 **As Of:** 01/01/2024 **Interest Type:** Fixed

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: WAYNE T EDWARDS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW EQUITY FINANCIAL CORP.
Grantor (Borrower On Deed of Trust): WAYNE T EDWARDS

Publication: Greeley Tribune **First Publication Date:** 07/26/2024
Last Publication Date: 08/23/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010144319 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 24-0140

NED Date: 05/17/2024 **Reception #:** 4960931
Original Sale Date: 09/18/2024
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.

PURSUANT TO AFFIDAVIT OF CORRECTION RECORDED DECEMBER 9, 2022 AT RECEPTION NO. 4871365

Address: 12681 COUNTY RD 64 1/2, GREELEY, CO 80631

Original Note Amt: \$417,000.00 **LoanType:** CONVENTIONAL **Interest Rate:** 4.250
Current Amount: \$343,094.62 **As Of:** 01/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Current Owner: KEVIN BRUCKERT
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC.
Grantor (Borrower On Deed of Trust): KEVIN BRUCKERT

Publication: Greeley Tribune **First Publication Date:** 07/26/2024
Last Publication Date: 08/23/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP

Attorney File Number: 00000010145704 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 24-0141

NED Date: 05/17/2024 **Reception #:** 4960932
Original Sale Date: 09/18/2024
Deed of Trust Date: 04/06/2023 **Recording Date:** 04/07/2023 **Reception #:** 4891128
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 4, RASPBERRY HILL SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

Address: 8129 Morning Harvest Dr, Frederick, CO 80504

Original Note Amt: \$554,766.00 **LoanType:** FHA **Interest Rate:** 6.688
Current Amount: \$553,307.48 **As Of:** 05/13/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: Frank Lucero and Megan McCloy
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CrossCountry Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Frank Lucero and Megan McCloy

Publication: Greeley Tribune **First Publication Date:** 07/26/2024
Last Publication Date: 08/23/2024

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

Attorney File Number: CO23168 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 24-0142

NED Date: 05/17/2024 **Reception #:** 4960933
Original Sale Date: 09/18/2024
Deed of Trust Date: 06/04/2021 **Recording Date:** 06/04/2021 **Reception #:** 4722472
Re-Recording Date **Re-Recorded #:**

Legal: Lot 24 Vista Ridge Filing No. 3, County of Weld, State of Colorado.

*As corrected by Correction Affidavit RE: Scrivener's Error recorded on 5/10/2024 at Reception No. 4959763

Address: 2342 Hickory Pl, Erie, CO 80516

Original Note Amt: \$543,000.00 **LoanType:** FHLMC **Interest Rate:** 2.875
Current Amount: \$530,252.21 **As Of:** 09/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Jamie Powell and Matthew Powell
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Luminare Home Loans, Inc.
Grantor (Borrower On Deed of Trust): Jamie Powell, Matthew Powell

Publication: Greeley Tribune **First Publication Date:** 07/26/2024
Last Publication Date: 08/23/2024

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 24CO00202-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

Foreclosure Number: 24-0143

NED Date: 05/17/2024 **Reception #:** 4960934
Original Sale Date: 09/18/2024
Deed of Trust Date: 07/20/2005 **Recording Date:** 07/27/2005 **Reception #:** 3306685
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 5, T-BONE RANCH SUBDIVISION SECOND FILING, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 3178 51ST AVENUE, GREELEY, CO 80634

Original Note Amt: \$163,200.00 **LoanType:** Conventional **Interest Rate:** 6.75
Current Amount: \$100,929.88 **As Of:** 05/14/2024 **Interest Type:** Adjustable

Current Lender (Beneficiary): US BANK NATIONAL ASSOCIATION, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2006-2
Current Owner: RICHARD K. BAUER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHEVY CHASE BANK, F.S.B., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): RICHARD K. BAUER

Publication: Greeley Tribune **First Publication Date:** 07/26/2024
Last Publication Date: 08/23/2024

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

Attorney File Number: 22-028955 **Phone:** (855)263-9295 **Fax:** (303)706-9994