

# Notices of Election and Demand Filed in Weld County

From May 20, 2024 Through May 24, 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:** 24-0144

**NED Date:** 05/22/2024      **Reception #:** 4961661  
**Original Sale Date:** 09/18/2024  
**Deed of Trust Date:** 10/20/2021      **Recording Date:** 10/21/2021      **Reception #:** 4768056  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 4, BRENTWOOD PARK, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2302 W 25th Street Rd, Greeley, CO 80634

**Original Note Amt:** \$302,421.00      **LoanType:** FHA      **Interest Rate:** 8.625  
**Current Amount:** \$293,681.50      **As Of:** 04/25/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Data Mortgage, Inc dba Essex Mortgage  
**Current Owner:** Theodore S Palmier IV  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for American Financial Network  
Inc dba: Orion Lending, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Theodore S Palmier IV

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

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

**Attorney File Number:** CO-24-989463-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 24-0145

**NED Date:** 05/23/2024      **Reception #:** 4961918  
**Original Sale Date:** 09/25/2024  
**Deed of Trust Date:** 10/07/2022      **Recording Date:** 10/12/2022      **Reception #:** 4860609  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 3, WAL MAR THIRD SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

APN #: 105911303001

**Address:** 380 E Hawthorne St., Milliken, CO 80543

**Original Note Amt:** \$412,392.00      **LoanType:** FHA      **Interest Rate:** 5.75  
**Current Amount:** \$402,368.60      **As Of:** 01/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Anthony Amilio Anaya  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Anthony Amilio Anaya

**Publication:** Greeley Tribune      **First Publication Date:** 08/02/2024  
**Last Publication Date:** 08/30/2024

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

**Attorney File Number:** 24-032341      **Phone:** (855)263-9295      **Fax:** (303)706-9994