

# Notices of Election and Demand Filed in Weld County

From June 17, 2024 Through June 21, 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:** 24-0159

**NED Date:** 06/17/2024

**Reception #:** 4966170

**Original Sale Date:** 10/16/2024

**Deed of Trust Date:** 01/15/2018

**Recording Date:** 01/22/2018

**Reception #:** 4369463

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 12, Block 4, Balsam Village Second Filing, City of Greeley, County of Weld, State of Colorado

**Address:** 855 East 20th Street Lane, Greeley, CO 80631

**Original Note Amt:** \$208,434.00

**LoanType:** FHA

**Interest Rate:** 4.000

**Current Amount:** \$181,649.90

**As Of:** 05/31/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC

**Current Owner:** Desiderio Martinez Delgado

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns

**Grantor (Borrower On Deed of Trust)** Desiderio Martinez Delgado

**Publication:** Greeley Tribune

**First Publication Date:** 08/23/2024

**Last Publication Date:** 09/20/2024

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48150347

**Phone:** (877)353-2146

**Fax:**

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**Foreclosure Number:** 24-0160

**NED Date:** 06/19/2024      **Reception #:** 4966712  
**Original Sale Date:** 10/23/2024  
**Deed of Trust Date:** 01/29/2020      **Recording Date:** 02/06/2020      **Reception #:** 4564653  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 2, COLLIERS HILL FILLING NO. 3C FINAL PLAT, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 174 NOVA COURT, ERIE, CO 80516

**Original Note Amt:** \$486,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 3.625  
**Current Amount:** \$492,455.73      **As Of:** 01/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** RAUL MARTINEZ AND LINDA MARTINEZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP DBA SEBONIC  
FINANCIAL  
**Grantor (Borrower On Deed of Trust)** RAUL MARTINEZ AND LINDA MARTINEZ

**Publication:** Greeley Tribune      **First Publication Date:** 08/30/2024  
**Last Publication Date:** 09/27/2024  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010165454      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 24-0161

**NED Date:** 06/19/2024      **Reception #:** 4966710  
**Original Sale Date:** 10/16/2024  
**Deed of Trust Date:** 10/03/2017      **Recording Date:** 10/27/2017      **Reception #:** 4347623  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 167, LIBERTY RANCH FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO, ALSO DESIGNATED AS AND BEING LOCATED WHOLLY WITHIN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD STATE OF COLORADO.

**Address:** 2637 MUSTANG DR, MEAD, CO 80542-4034

**Original Note Amt:** \$100,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 9.810  
**Current Amount:** \$99,410.84      **As Of:** 08/05/2023      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. BANK NATIONAL ASSOCIATION  
**Current Owner:** NORMAN G WILBUR AND JENNIFER K BROTHERS  
**Grantee (Lender On Deed of Trust):** U.S. BANK NATIONAL ASSOCIATION  
**Grantor (Borrower On Deed of Trust)** NORMAN G. WILBUR AND JENNIFER K. BROTHERS

**Publication:** Greeley Tribune      **First Publication Date:** 08/23/2024  
**Last Publication Date:** 09/20/2024  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000010045722      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 24-0162

**NED Date:** 06/20/2024      **Reception #:** 4966894  
**Original Sale Date:** 10/23/2024  
**Deed of Trust Date:** 06/13/2023      **Recording Date:** 06/13/2023      **Reception #:** 4903360  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 12, AMENDED PLAT OF LOT 12 AND LOT 13 BLOCK 4 OF AMENDED PLAT OF CORBETT GLEN FILING NO. 4, LOT 1, LOT 2 AND LOT 3 BLOCK 2, OF CORBETT GLEN FILING NO.4, COUNTY OF WELD, STATE OF COLORADO

**Address:** 326 McGregor Lane, Johnstown, CO 80534

**Original Note Amt:** \$92,285.00      **LoanType:** HELOC      **Interest Rate:** 10.5  
**Current Amount:** \$91,281.40      **As Of:** 06/06/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Premier Members Credit Union  
**Current Owner:** Abdon Espinoza Jr., Ignacia Valdez  
**Grantee (Lender On Deed of Trust):** Premier Members CU  
**Grantor (Borrower On Deed of Trust):** Abdon Espinoza Jr, Ignacia Valdez

**Publication:** Greeley Tribune      **First Publication Date:** 08/30/2024  
**Last Publication Date:** 09/27/2024

**Attorney for Beneficiary:** HOLST & TEHRANI, LLP

**Attorney File Number:** 0      **Phone:** (303)772-6666      **Fax:** (303)772-2822

**Foreclosure Number:** 24-0163

**NED Date:** 06/20/2024      **Reception #:** 4966895  
**Original Sale Date:** 10/23/2024  
**Deed of Trust Date:** 08/26/2019      **Recording Date:** 09/24/2019      **Reception #:** 4526223  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 2, VINCENT"S EAST ADDITION 2ND FILING, TO THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

APN #: 147105238014

**Address:** 1209 7TH STREET, FORT LUPTON, CO 80621

**Original Note Amt:** \$303,293.00      **LoanType:** FHA      **Interest Rate:** 4.250  
**Current Amount:** \$279,425.38      **As Of:** 06/11/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** TAMMY PETRIE AND JASON BLAKE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COMMERCE HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** TAMMY PETRIE AND JASON BLAKE

**Publication:** Greeley Tribune      **First Publication Date:** 08/30/2024  
**Last Publication Date:** 09/27/2024

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

**Attorney File Number:** 22-026488      **Phone:** (855)263-9295      **Fax:** (303)706-9994