

# Notices of Election and Demand Filed in Weld County

From August 07, 2023 Through August 11, 2023

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:** 23-0221

**NED Date:** 08/07/2023      **Reception #:** 4913640  
**Original Sale Date:** 12/06/2023  
**Deed of Trust Date:** 09/27/2019      **Recording Date:** 10/08/2019      **Reception #:** 4530342  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 15, BLUE LAKE SUBDIVISION FILING NO. 2 FINAL PLAT, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2015 WILDWOOD STREET, LOCHBUIE, CO 80603

**Original Note Amt:** \$334,355.00      **LoanType:** FHA      **Interest Rate:** 3.750  
**Current Amount:** \$314,069.57      **As Of:** 07/27/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** BENJAMIN ELIASSEN AND ELIZABETH MOORE AND KIMBERLY MOORE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR CROSSCOUNTRY MORTGAGE, INC.  
**Grantor (Borrower On Deed of Trust):** BENJAMIN ELIASSEN AND ELIZABETH MOORE AND KIMBERLY MOORE

**Publication:** Greeley Tribune      **First Publication Date:** 10/13/2023  
**Last Publication Date:** 11/10/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009854043      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0222

**NED Date:** 08/07/2023      **Reception #:** 4913641  
**Original Sale Date:** 12/06/2023  
**Deed of Trust Date:** 07/25/2017      **Recording Date:** 08/03/2017      **Reception #:** 4324216  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 2, WESTMOOR SECOND FILING, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD,  
STATE OF COLORADO  
A.P.N.: 095902437004

**Address:** 3845 W 8th St, Greeley, CO 80634-1527

**Original Note Amt:** \$230,743.00      **LoanType:** FHA      **Interest Rate:** 3.967  
**Current Amount:** \$200,712.68      **As Of:** 04/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** Dale Williams AND Marni Williams  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Dale Williams AND Marni Williams

**Publication:** Greeley Tribune      **First Publication Date:** 10/13/2023  
**Last Publication Date:** 11/10/2023  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 23-030503      **Phone:** (855)263-9295      **Fax:** (303)706-9994

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**Foreclosure Number:** 23-0223

**NED Date:** 08/09/2023

**Reception #:** 4914038

**Original Sale Date:** 12/06/2023

**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:** \$125,009.92

**As Of:** 03/01/2023

**Interest Type:** Fixed

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

**Publication:** Greeley Tribune

**First Publication Date:** 10/13/2023

**Last Publication Date:** 11/10/2023

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman , LLP

**Attorney File Number:** 0000009849720

**Phone:** (303)350-3711

**Fax:** (303)813-1107

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**Foreclosure Number:** 23-0224

**NED Date:** 08/09/2023

**Reception #:** 4914039

**Original Sale Date:** 12/13/2023

**Deed of Trust Date:** 01/12/2018

**Recording Date:** 01/18/2018

**Reception #:** 4368670

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** EXHIBIT A

THAT PORTION OF LOT 22, BLOCK 5, BITTERSWEET NORTH, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 17°00'00" EAST 57.03 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT LYING ON THE EASTERLY PROLONGATION OF COMMON WALL BETWEEN 3810 AND 3812 WEST 11TH ST.; THENCE ALONG SAID PROLONGATION, SAID CENTERLINE AND THE WESTERLY PROLONGATION OF SAID CENTERLINE SOUTH 73°00'18" WEST 96.70 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE ALONG SAID WESTERLY LINE SOUTH 39°13'43" EAST 104.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT SAID POINT BEING A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 12°38'04" AND A RADIUS OF 230.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 50.72 FEET TO A POINT OF REVERSE CURVE SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 80°24'21" AND A RADIUS OF 10.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 14.03 FEET TO THE END OF SAID CURVE; THENCE NORTH 17°00'00" WEST 73.37 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3812 W 11th St, Greeley, CO 80634-2534

**Original Note Amt:** \$121,800.00

**LoanType:** Conventional - FNMA

**Interest Rate:** 4.250

**Current Amount:** \$101,447.94

**As Of:** 07/27/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.

**Current Owner:** Timothy A. Weber

**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.

**Grantor (Borrower On Deed of Trust):** Timothy A. Weber

**Publication:** Greeley Tribune

**First Publication Date:** 10/20/2023

**Last Publication Date:** 11/17/2023

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

**Attorney File Number:** CO-23-963122-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369

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**Foreclosure Number:** 23-0225

**NED Date:** 08/11/2023

**Reception #:** 4914562

**Original Sale Date:** 12/13/2023

**Deed of Trust Date:** 08/31/2017

**Recording Date:** 09/01/2017

**Reception #:** 4332350

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 15, BLOCK 22, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO  
APN #: 147136024015

**Address:** 244 Sagebrush Court, Lochbuie, CO 80603

**Original Note Amt:** \$309,294.00

**LoanType:** FHA

**Interest Rate:** 4.875

**Current Amount:** \$280,867.12

**As Of:** 08/03/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Luna Realzola, Macario,Luna, Gina
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Gina Luna AND Macario Luna Realzola

**Publication:** Greeley Tribune

**First Publication Date:** 10/20/2023

**Last Publication Date:** 11/17/2023

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

**Attorney File Number:** 23-030534

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

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