

# Notices of Election and Demand Filed in Weld County

From April 01, 2024 Through April 05, 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:** 24-0102

**NED Date:** 04/01/2024      **Reception #:** 4952149  
**Original Sale Date:** 11/06/2024  
**Deed of Trust Date:** 08/04/2003      **Recording Date:** 08/25/2003      **Reception #:** 3099520  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

**Address:** 38209 Weld County Road 63, Galeton, CO 80622

**Original Note Amt:** \$127,000.00      **LoanType:** Conventional      **Interest Rate:** 7.4  
**Current Amount:** \$22,413.52      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
**Current Owner:** Benjamin H. Denham  
**Grantee (Lender On Deed of Trust):** WASHINGTON MUTUAL BANK, FA  
**Grantor (Borrower On Deed of Trust):** Benjamin H. Denham

**Publication:** Greeley Tribune      **First Publication Date:** 09/13/2024  
**Last Publication Date:** 10/11/2024

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

**Attorney File Number:** 24-032098      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 24-0103

**NED Date:** 04/04/2024      **Reception #:** 4952896  
**Original Sale Date:** 08/07/2024  
**Deed of Trust Date:** 10/01/2021      **Recording Date:** 10/06/2021      **Reception #:** 4763639  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

A.P.N.: 095904245002

**Address:** 6607 W 3rd St, Greeley, CO 80634-8987

**Original Note Amt:** \$218,762.00      **LoanType:** FHA      **Interest Rate:** 2.774  
**Current Amount:** \$208,327.47      **As Of:** 12/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** Lora Swoape  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR United Wholesale Mortgage, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Lora Swoape

**Publication:** Greeley Tribune      **First Publication Date:** 06/14/2024  
**Last Publication Date:** 07/12/2024

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

**Attorney File Number:** 24-032025      **Phone:** (855)263-9295      **Fax:** (303)706-9994

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**Foreclosure Number:** 24-0104

**NED Date:** 04/04/2024

**Reception #:** 4952897

**Original Sale Date:** 08/07/2024

**Deed of Trust Date:** 05/27/2016

**Recording Date:** 06/06/2016

**Reception #:** 4209082

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 6, BLOCK 18, WILLOWBROOK SUBDIVISION ACCORDING TO INSTRUMENT RECORDED AUGUST 17, 2001 UNDER RECEPTION NO. 2875802, FORMERLY KNOWN AS SEARS FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO. \*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. §38-35-109(5) recorded in the records of Weld County, Colorado, on 9/3/2021 at Reception No. 4752749 to correct the legal description.

**Address:** 2712 Water Front St, Evans, CO 80620

**Original Note Amt:** \$211,105.00

**Loan Type:** FHA

**Interest Rate:** 7.250

**Current Amount:** \$190,582.50

**As Of:** 03/29/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** MidFirst Bank

**Current Owner:** Jeremy Michael Startzer, Joined Herein Pro Forma By His Spouse, Danielle T. Startzer

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Nations Reliable Lending, LLC., Its Successors and Assigns

**Grantor (Borrower On Deed of Trust):** Jeremy Michael Startzer, Joined Herein Pro Forma By His Spouse, Danielle T. Startzer

**Publication:** Greeley Tribune

**First Publication Date:** 06/14/2024

**Last Publication Date:** 07/12/2024

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

**Attorney File Number:** CO-24-987570-LL

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

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