Notices of Election and Demand Filed in Weld County

From June 13, 2022 Through June 17, 2022

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: **22-0242**

NED Date: 06/14/2022 **Reception #:** 4834748
Original Sale Date: 10/12/2022
Deed of Trust Date: 09/20/2018 **Recording Date:** 09/26/2018 **Reception #:** 4434046
Re-Recording Date **Re-Recorded #:**

Legal: ALL THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF WELD, STATE OF COLORADO:

ONE PARCEL KNOWN AS S. 140 FT, OF LOT 7, BLOCK 135, REEDS, GREELEY, COLORADO.

APN NUMBER: 096108102013

Address: 203 12Th St, Greeley, CO 80631

Original Note Amt: $285,000.00 **LoanType:** REVERSE MORTGAGE **Interest Rate:** 1.658
Current Amount: $117,816.67 **As Of:** 06/08/2022 **Interest Type:** Adjustable

Current Lender (Beneficiary): REVERSE MORTGAGE FUNDING LLC
Current Owner: Petra Hernandez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Petra Hernandez

Publication: Greeley Tribune **First Publication Date:** 08/19/2022
Last Publication Date: 09/16/2022

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027442 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: **22-0243**

NED Date: 06/14/2022 **Reception #:** 4834749
Original Sale Date: 10/12/2022
Deed of Trust Date: 10/16/2015 **Recording Date:** 10/20/2015 **Reception #:** 4151589
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 3, RIDGE CREST P.U.D., FILING 1, IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO PURSUANT TO MODIFICATION RECORDED 12/22/2015 AT REC. NO. 4167137 TO CORRECT LEGAL DESCRIPTION.

APN#: 131107011008

Address: 6804 ST. VRAIN RANCH BLVD., FIRESTONE, CO 80504

Original Note Amt: $261,900.00 **LoanType:** Conventional **Interest Rate:** 3.75
Current Amount: $267,111.56 **As Of:** 06/09/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Michael J. Burns AND Stephanie J. Gehlen Rossi
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PEOPLES NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Michael J. Burns AND Stephanie J. Gehlen Rossi

Publication: Greeley Tribune **First Publication Date:** 08/19/2022
Last Publication Date: 09/16/2022

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 16-013816 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 22-0244

NED Date: 06/16/2022 **Reception #:** 4835498
Original Sale Date: 10/19/2022
Deed of Trust Date: 12/28/2018 **Recording Date:** 01/02/2019 **Reception #:** 4457090
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 9 AND 10, AND THE NORTH 1/2 OF LOT 11, BLOCK 8, TOWN OF KERSEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 096321218012

Address: 414 4Th St, Kersey, CO 80644

Original Note Amt: $230,743.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: $220,539.45 **As Of:** 06/09/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kiley R Rasmussen
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Kiley R Rasmussen

Publication: Greeley Tribune **First Publication Date:** 08/26/2022
Last Publication Date: 09/23/2022

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027599 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 22-0245

NED Date: 06/17/2022 **Reception #:** 4835853
Original Sale Date: 10/19/2022
Deed of Trust Date: 12/05/2019 **Recording Date:** 12/10/2019 **Reception #:** 4548546
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 3, ROYAL GARDENS, FIRST ADDITION, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 096118207004

Address: 2102 22nd Avenue, Greeley, CO 80631-6725

Original Note Amt: $270,019.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: $266,886.74 **As Of:** 06/14/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Daniel Flores Marquez AND Micaela A Pinon Flores-Marquez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF ENGLAND, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Daniel Flores Marquez AND Micaela A Pinon Flores-Marquez

Publication: Greeley Tribune **First Publication Date:** 08/26/2022
Last Publication Date: 09/23/2022

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027757 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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