Notices of Election and Demand Filed in Weld County

From July 25, 2022 Through July 29, 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: **22-0282**

NED Date: 07/25/2022 **Reception #:** 4843908
Original Sale Date: 11/23/2022
Deed of Trust Date: 02/12/2021 **Recording Date:** 02/25/2021 **Reception #:** 4686416
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 15, JOHNSTOWN FARM FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

Address: 438 HERITAGE LN, JOHNSTOWN, CO 80534-7814

Original Note Amt: $393,939.00 **LoanType:** CONVENTIONAL FARM **Interest Rate:** 2.358
Current Amount: $386,336.82 **As Of:** 02/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: TYLER WADE ALVAREZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB
Grantor (Borrower On Deed of Trust) TYLER WADE ALVAREZ

Publication: Greeley Tribune **First Publication Date:** 09/30/2022
Last Publication Date: 10/28/2022
Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 00000009542333 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: **22-0283**

NED Date: 07/25/2022 **Reception #:** 4843909
Original Sale Date: 11/23/2022
Deed of Trust Date: 12/03/2020 **Recording Date:** 12/04/2020 **Reception #:** 4657391
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 3, HUNTERS COVE, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 6221 W 3Rd Street Road, Greeley, CO 80634

Original Note Amt: $387,845.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: $381,391.57 **As Of:** 11/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ramos Hernandez, Adrian,Ramos Hernandez, Daniel
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Adrian Ramos Hernandez AND Daniel Ramos Hernandez

Publication: Greeley Tribune **First Publication Date:** 09/30/2022
Last Publication Date: 10/28/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027985 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: **22-0284**

NED Date: 07/25/2022 **Reception #:** 4843910
Original Sale Date: 11/23/2022
Deed of Trust Date: 11/01/2017 **Recording Date:** 11/03/2017 **Reception #:** 4349657
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 6620 W 18Th Street, Greeley, CO 80634

Original Note Amt: $299,475.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: $278,535.52 **As Of:** 02/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Hugo Morales-Arenivar
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Hugo Morales-Arenivar

Publication: Greeley Tribune **First Publication Date:** 09/30/2022
Last Publication Date: 10/28/2022

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-028004 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: **22-0285**

NED Date: 07/25/2022 **Reception #:** 4843911
Original Sale Date: 11/23/2022
Deed of Trust Date: 09/27/2021 **Recording Date:** 09/29/2021 **Reception #:** 4761324
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, GRAPEVINE SUBDIVISION, 3RD REPLAT, ACCORDING TO THE PLAT RECORDED APRIL 12, 2021 AS RECEPTION NO. 4703791 COUNTY OF WELD, STATE OF COLORADO.

Address: 2402 49Th Ave Ct, 15, Greeley, CO 80634

Original Note Amt: $287,545.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: $285,646.74 **As Of:** 03/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Robert Mathew Randall
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Robert Mathew Randall

Publication: Greeley Tribune **First Publication Date:** 09/30/2022
Last Publication Date: 10/28/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-028051 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: **22-0286**

NED Date: 07/29/2022 **Reception #:** 4844930
Original Sale Date: 11/30/2022
Deed of Trust Date: 06/08/2020 **Recording Date:** 06/16/2020 **Reception #:** 4599445
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 7, EVANS PLACE PUD 1ST FILING SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 207 Zachary St, Keenesburg, CO 80643

Original Note Amt: $353,380.00 **LoanType:** FHA **Interest Rate:** 3.625
Current Amount: $347,303.81 **As Of:** 07/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: Christine A Bowman,Lester A McCullough
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CrossCountry Mortgage, LLC
Grantor (Borrower On Deed of Trust) Christine A Bowman and Lester A McCullough

Publication: Greeley Tribune **First Publication Date:** 10/07/2022
Last Publication Date: 11/04/2022
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 22CO00167-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

Foreclosure Number: **22-0287**

NED Date: 07/29/2022 **Reception #:** 4844931
Original Sale Date: 11/30/2022
Deed of Trust Date: 02/28/2020 **Recording Date:** 03/03/2020 **Reception #:** 4571284
Re-Recording Date **Re-Recorded #:**

Legal: LOT 35, BLOCK 2, LANCASTER NORTH ADDITION - FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 1309 Pacific Court, Fort Lupton, CO 80621

Original Note Amt: $317,149.00 **LoanType:** FHA **Interest Rate:** 4.125
Current Amount: $314,444.69 **As Of:** 10/01/2020 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Day, James
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) James Day

Publication: Greeley Tribune **First Publication Date:** 10/07/2022
Last Publication Date: 11/04/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027961 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: **22-0288**

NED Date: 07/29/2022 **Reception #:** 4844932
Original Sale Date: 11/30/2022
Deed of Trust Date: 01/12/2018 **Recording Date:** 01/16/2018 **Reception #:** 4368102
Re-Recording Date **Re-Recorded #:**

Legal: Lot 24, Block 5, First Addition to Highland Hills Subdivision, City of Greeley, County of Weld, State of Colorado.

Address: 2509 50th Ave, Greeley, CO 80634

Original Note Amt: $296,235.00 **LoanType:** VA **Interest Rate:** 4.000
Current Amount: $282,791.82 **As Of:** 07/26/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): The Money Source Inc.
Current Owner: Landon Greatheart
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Integrity First Financial Group, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Landon Greatheart

Publication: Greeley Tribune **First Publication Date:** 10/07/2022
Last Publication Date: 11/04/2022
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO11821 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: **22-0289**

NED Date: 07/29/2022 **Reception #:** 4844933
Original Sale Date: 11/30/2022
Deed of Trust Date: 08/05/2019 **Recording Date:** 08/06/2019 **Reception #:** 4512298
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 28, THE OVERLOOK SUBDIVISION FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO

Address: 471 Mt. Belford Drive, Severance, CO 80550

Original Note Amt: $349,589.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: $336,592.52 **As Of:** 02/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Llamas Lopez, Jose, M.
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Jose M. Llamas Lopez

Publication: Greeley Tribune **First Publication Date:** 10/07/2022
Last Publication Date: 11/04/2022
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027940 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: **22-0290**

NED Date: 07/29/2022 **Reception #:** 4844934
Original Sale Date: 11/30/2022
Deed of Trust Date: 03/17/2017 **Recording Date:** 03/27/2017 **Reception #:** 4288615
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 1, SWEETGRASS FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

Address: 3071 MEADOWBROOK PL, DACONO, CO 80514

Original Note Amt: $36,500.00 **LoanType:** HELOC **Interest Rate:** 6
Current Amount: $29,693.24 **As Of:** 07/22/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): CREDIT UNION OF DENVER
Current Owner: CHRISTOPHER A STOOTHOFF AND JENNIFER N STOOTHOFF
Grantee (Lender On Deed of Trust): CREDIT UNION OF DENVER
Grantor (Borrower On Deed of Trust) CHRISTOPHER A STOOTHOFF AND JENNIFER N STOOTHOFF

Publication: Greeley Tribune **First Publication Date:** 10/07/2022
Last Publication Date: 11/04/2022

Attorney for Beneficiary: HOLST, BOETTCHER, & TEHRANI, LLP
Attorney File Number: **Phone:** (303)772-6666 **Fax:** (303)772-2822