

Notices of Election and Demand Filed in Weld County

From June 12, 2023 Through June 16, 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: 23-0171

NED Date: 06/13/2023 **Reception #:** 4903269
Original Sale Date: 10/11/2023
Deed of Trust Date: 10/02/2018 **Recording Date:** 10/03/2018 **Reception #:** 4435966
Re-Recording Date **Re-Recorded #:**

Legal: LOT 41, BLOCK 10, REPLAT OF PARCEL "B" OF LOTS 35 THROUGH 47, BLOCK 10, GLENS OF DACONO UNIT NO. 3, IN THE TOWN OF DACONO, COUNTY OF WELD, STATE OF COLORADO.
PARCEL NUMBER: 146906401015

Address: 1079 Glen Dale Cir, Dacono, CO 80514

Original Note Amt: \$230,537.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$218,373.70 **As Of:** 06/01/2022 **Interest Type:** Fixed

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

Publication: Greeley Tribune **First Publication Date:** 08/18/2023
Last Publication Date: 09/15/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-030153 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: 23-0172

NED Date: 06/13/2023 **Reception #:** 4903270
Original Sale Date: 10/11/2023
Deed of Trust Date: 10/10/2017 **Recording Date:** 10/17/2017 **Reception #:** 4344652
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 13, FARR'S THIRD ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID #: 096118411010

Address: 2538 16th Avenue, Greeley, CO 80631

Original Note Amt: \$292,500.00 **LoanType:** FHA **Interest Rate:** 4.98
Current Amount: \$111,835.15 **As Of:** 01/01/1950 **Interest Type:** Fixed

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC
Current Owner: Peterson, Michael, J
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FRANKLIN FIRST FINANCIAL, LTD, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Michael J Peterson

Publication: Greeley Tribune **First Publication Date:** 08/18/2023
Last Publication Date: 09/15/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-029972 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: 23-0173

NED Date: 06/15/2023 **Reception #:** 4903814
Original Sale Date: 10/18/2023
Deed of Trust Date: 06/16/2017 **Recording Date:** 06/21/2017 **Reception #:** 4311975
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM UNIT 4, MOUNTAIN VIEW COMMERCIAL PARK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP RECORDED MAY 16, 2002 AT RECEPTION NO. 2951770 AND CORRECTED MAP RECORDED JANUARY 3, 2005 AT RECEPTION NO. 3248829 AND THE CONDOMINIUM DECLARATIONS RECORDED FEBRUARY 22, 2000 AT RECEPTION NOS. 2750599 AND 2570600, AND ANY AND ALL AMENDMENTS OR SUPPLEMENTS THERETO, COUNTY OF WELD, STATE OF COLORADO.

Address: 372 Mountain View Road, Berthoud, CO 80513

Original Note Amt: \$1,050,000.00 **LoanType:** CONV **Interest Rate:** 10.250
Current Amount: \$796,416.86 **As Of:** 06/01/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): Keybank National Association
Current Owner: Digital Machining, LLC
Grantee (Lender On Deed of Trust): Keybank National Association
Grantor (Borrower On Deed of Trust): Digital Machining, LLC

Publication: Greeley Tribune **First Publication Date:** 08/25/2023
Last Publication Date: 09/22/2023

Attorney for Beneficiary: Messner & Reeves, LLC

Attorney File Number: 9703.0030 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

Foreclosure Number: 23-0174

NED Date: 06/15/2023 **Reception #:** 4903815
Original Sale Date: 01/31/2024
Deed of Trust Date: 04/14/2014 **Recording Date:** 04/21/2014 **Reception #:** 4010358
Re-Recording Date **Re-Recorded #:**

Legal: Lot B of recorded Exemption No. 1467-13-1-RE1627 recorded October 3, 1994 at Reception No. 2409233 in Book 1461, being a part of the South 1/2 of the north 1/2 of the north 1/2 of section 13, Township 1 North, Range 68 West of the 6th Principal Meridian, County of Weld, State of Colorado.

Address: 3835 Colorado Boulevard, Dacono, CO 80514

Original Note Amt: \$373,000.00 **LoanType:** FNMA **Interest Rate:** 4.375
Current Amount: \$307,986.42 **As Of:** 06/05/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): LoanCare, LLC
Current Owner: Ricky L. Edwards and Tamara Norris
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Green Tree Servicing LLC, its successors and assigns
Grantor (Borrower On Deed of Trust): Tamara Norris

Publication: Greeley Tribune **First Publication Date:** 12/08/2023
Last Publication Date: 01/05/2024

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.

Attorney File Number: CO21297 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 23-0175

NED Date: 06/16/2023 **Reception #:** 4904076
Original Sale Date: 10/18/2023
Deed of Trust Date: 11/18/2020 **Recording Date:** 11/30/2020 **Reception #:** 4655047
Re-Recording Date **Re-Recorded #:**

Legal: Lot 2, St. Michael's Subdivision, Second Minor Plat of Block 47, County of Weld, State of Colorado.

Address: 3006 68th Ave, Greeley, CO 80634

Original Note Amt: \$319,583.00 **LoanType:** VA **Interest Rate:** 2.875
Current Amount: \$306,499.05 **As Of:** 06/09/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Benjamin Yeary
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Benjamin Yeary

Publication: Greeley Tribune **First Publication Date:** 08/25/2023
Last Publication Date: 09/22/2023
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO21298 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 23-0176

NED Date: 06/16/2023 **Reception #:** 4904077
Original Sale Date: 10/18/2023
Deed of Trust Date: 06/26/2017 **Recording Date:** 07/05/2017 **Reception #:** 4315061
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, FIRST ADDITION TO HIGHLAND HILLS, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2509 52ND AVE CT, GREELEY, CO 80634

Original Note Amt: \$270,000.00 **LoanType:** CONVENTIONAL **Interest Rate:** 4.375
Current Amount: \$244,294.64 **As Of:** 11/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): FLAGSTAR BANK, N.A.
Current Owner: HEATHER L KROMBHOLZ
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust) HEATHER L KROMBHOLZ

Publication: Greeley Tribune **First Publication Date:** 08/25/2023
Last Publication Date: 09/22/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009828690 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 23-0177

NED Date: 06/16/2023

Reception #: 4904078

Original Sale Date: 10/18/2023

Deed of Trust Date: 07/16/2018

Recording Date: 07/24/2018

Reception #: 4417236

Re-Recording Date

Re-Recorded #:

Legal: LOT 36, BLOCK 1, WEST HILL-N-PARK 4TH FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 4622 Homestead Ct, Greeley, CO 80634

Original Note Amt: \$198,921.00

LoanType: FHA

Interest Rate: 5.125

Current Amount: \$186,886.54

As Of: 01/01/2023

Interest Type: Fixed

Current Lender (Beneficiary):	Guild Mortgage Company LLC
Current Owner:	Brice Demers
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Brice Demers

Publication: Greeley Tribune

First Publication Date: 08/25/2023

Last Publication Date: 09/22/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-958038-LL

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