

# Notices of Election and Demand Filed in Weld County

From August 21, 2023 Through August 25, 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:** 23-0232

**NED Date:** 08/21/2023      **Reception #:** 4916146  
**Original Sale Date:** 12/20/2023  
**Deed of Trust Date:** 07/23/2020      **Recording Date:** 07/29/2020      **Reception #:** 4614292  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 32, JOHNSTOWN CENTER FIRST ADDITION, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 625 Wadas Ct, Johnstown, CO 80534

**Original Note Amt:** \$211,500.00      **LoanType:** Conventional      **Interest Rate:** 3.000  
**Current Amount:** \$200,193.68      **As Of:** 08/09/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Nationstar Mortgage LLC  
**Current Owner:** Nicole Renee Erickson and Stewart Joseph Erickson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financing Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust):** Nicole Renee Erickson and Stewart Joseph Erickson

**Publication:** Greeley Tribune      **First Publication Date:** 10/27/2023  
**Last Publication Date:** 11/24/2023  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-23-961743-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 23-0233

**NED Date:** 08/21/2023      **Reception #:** 4916147  
**Original Sale Date:** 12/20/2023  
**Deed of Trust Date:** 06/02/2010      **Recording Date:** 06/16/2010      **Reception #:** 3699836  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

**Address:** 2139 6TH STREET, GREELEY, CO 80631

**Original Note Amt:** \$72,030.00      **LoanType:** FHA      **Interest Rate:** 5.25  
**Current Amount:** \$76,397.03      **As Of:** 08/11/2023      **Interest Type:** Fixed

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

**Publication:** Greeley Tribune      **First Publication Date:** 10/27/2023  
**Last Publication Date:** 11/24/2023  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 19-021064      **Phone:** (855)263-9295      **Fax:** (303)706-9994

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**Foreclosure Number:** 23-0234

**NED Date:** 08/21/2023

**Reception #:** 4916148

**Original Sale Date:** 12/20/2023

**Deed of Trust Date:** 01/02/2020

**Recording Date:** 01/03/2020

**Reception #:** 4555330

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE NORTH 200 FEET OF THE WEST HALF OF BLOCK 17, EXCEPT THE NORTH 85 FEET, IN THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO

APN #: 1305-26-318-015

**Address:** 440 S Pine St, Keenesburg, CO 80643

**Original Note Amt:** \$220,924.00

**LoanType:** FHA

**Interest Rate:** 4.25

**Current Amount:** \$208,913.77

**As Of:** 04/01/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** Trevor Angell

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

**Grantor (Borrower On Deed of Trust)** Trevor Angell

**Publication:** Greeley Tribune

**First Publication Date:** 10/27/2023

**Last Publication Date:** 11/24/2023

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

**Attorney File Number:** 23-029436

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

**Fax:** (303)706-9994

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**Foreclosure Number:** 23-0235

**NED Date:** 08/22/2023

**Reception #:** 4916450

**Original Sale Date:** 12/20/2023

**Deed of Trust Date:** 07/18/2005

**Recording Date:** 07/25/2005

**Reception #:** 3305847

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 5, BLOCK 3, PLAT AMENDMENT, IDAHO CREEK SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

A.P.N. #: 131310207005

**Address:** 10659 BUTTE DRIVE, LONGMONT, CO 80504

**Original Note Amt:** \$157,150.00

**LoanType:** Conventional

**Interest Rate:** 7.125

**Current Amount:** \$129,497.80

**As Of:** 08/11/2023

**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, SERIES 2006-HE 1 FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-HE1, ASSET BACKED PASS-THROUGH CERTIFICATES
<b>Current Owner:</b>	KEVIN D. DECAMP AND JANICE J. DECAMP
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOROWNIT MORTGAGE SOLUTIONS, INC. ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	KEVIN D. DECAMP AND JANICE J. DECAMP

**Publication:** Greeley Tribune

**First Publication Date:** 10/27/2023

**Last Publication Date:** 11/24/2023

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

**Attorney File Number:** 17-015339

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

**Fax:** (303)706-9994

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**Foreclosure Number:** 23-0236

**NED Date:** 08/23/2023      **Reception #:** 4916754  
**Original Sale Date:** 12/20/2023  
**Deed of Trust Date:** 09/20/2016      **Recording Date:** 09/27/2016      **Reception #:** 4239956  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, REPLAT OF LOTS 5 AND 6, BLOCK 4 OF SUNDOWN ESTATES AND SUNDOWN ESTATES SECOND FILING, CITY OF EVANS, WELD COUNTY, COLORADO.

PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON APRIL 10, 2023 AT RECEPTION NO. 4891328

**Address:** 3229 VALMONT STREET, EVANS, CO 80620

**Original Note Amt:** \$102,900.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 3.625  
**Current Amount:** \$95,275.34      **As Of:** 08/01/2020      **Interest Type:** Fixed

**Current Lender (Beneficiary):** SPECIALIZED LOAN SERVICING LLC  
**Current Owner:** SUE-ELLEN BUCKLES  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE HOME LENDING, INC.  
**Grantor (Borrower On Deed of Trust):** SUE-ELLEN BUCKLES

**Publication:** Greeley Tribune      **First Publication Date:** 10/27/2023  
**Last Publication Date:** 11/24/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009701665      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0237

**NED Date:** 08/25/2023      **Reception #:** 4917264  
**Original Sale Date:** 12/20/2023  
**Deed of Trust Date:** 09/20/2011      **Recording Date:** 09/21/2011      **Reception #:** 3793792  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE NORTH 1/2 OF LOT 38, AND ALL OF LOTS 39 AND 40, BLOCK 5, TOWN OF KERSEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 419 2ND ST, KERSEY, CO 80644

**Original Note Amt:** \$116,958.00      **LoanType:** FHA      **Interest Rate:** 4.250  
**Current Amount:** \$89,099.18      **As Of:** 12/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** DOMONIC SEAN LUNA  
**Grantee (Lender On Deed of Trust):** WELLS FARGO BANK, N.A.  
**Grantor (Borrower On Deed of Trust):** DOMONIC SEAN LUNA

**Publication:** Greeley Tribune      **First Publication Date:** 10/27/2023  
**Last Publication Date:** 11/24/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009766882      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 23-0238

**NED Date:** 08/25/2023

**Reception #:** 4917263

**Original Sale Date:** 12/20/2023

**Deed of Trust Date:** 03/02/2017

**Recording Date:** 03/09/2017

**Reception #:** 4284375

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 10, BLOCK 11, FOX RUN SUBDIVISION THIRD FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 6350 W 13TH ROAD, GREELEY, CO 80634

**Original Note Amt:** \$202,675.00

**LoanType:** CONVENTIONAL

**Interest Rate:** 4.750

**Current Amount:** \$189,615.14

**As Of:** 03/01/2021

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION
<b>Current Owner:</b>	BRYAN D SELF
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR DITECH FINANCIAL LLC
<b>Grantor (Borrower On Deed of Trust)</b>	BRYAN D SELF

**Publication:** Greeley Tribune

**First Publication Date:** 10/27/2023

**Last Publication Date:** 11/24/2023

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

**Attorney File Number:** 00000009517152

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

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