

Notices of Election and Demand Filed in Weld County

From August 28, 2023 Through September 01, 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: 23-0239

NED Date: 08/31/2023 **Reception #:** 4918187
Original Sale Date: 01/03/2024
Deed of Trust Date: 10/11/2004 **Recording Date:** 10/14/2004 **Reception #:** 3227422
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 13, FIRST REPLAT OF WEST HILL-N-PARK FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 4301 N Shenandoah Street, Greeley, CO 80634

Original Note Amt: \$83,686.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$60,892.84 **As Of:** 08/20/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Jose Luis Perez
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Jose Luis Perez

Publication: Greeley Tribune **First Publication Date:** 11/10/2023
Last Publication Date: 12/08/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-23-964290-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 23-0240

NED Date: 08/31/2023 **Reception #:** 4918189
Original Sale Date: 01/03/2024
Deed of Trust Date: 06/03/2021 **Recording Date:** 06/04/2021 **Reception #:** 4722239
Re-Recording Date **Re-Recorded #:**

Legal: Lot 48, Stonebridge Subdivision, Filing No. 2, a Subdivision of the Town of Firestone, County of Weld, State of Colorado.

Address: 9911 Buffalo Street, Firestone, CO 80504

Original Note Amt: \$464,646.00 **LoanType:** FARM **Interest Rate:** 2.250
Current Amount: \$445,976.01 **As Of:** 08/21/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Kari Jo Davis and Phaly Oun
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for SecurityNational Mortgage Company, its successors and assigns
Grantor (Borrower On Deed of Trust): Kari Jo Davis and Phaly Oun

Publication: Greeley Tribune **First Publication Date:** 11/10/2023
Last Publication Date: 12/08/2023

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO22247 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 23-0241

NED Date: 08/31/2023 **Reception #:** 4918190
Original Sale Date: 01/03/2024
Deed of Trust Date: 04/28/2015 **Recording Date:** 05/05/2015 **Reception #:** 4104451
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, WATER VALLEY - PHASE ONE, COUNTY OF WELD, STATE OF COLORADO.

Address: 506 Pelican Cove, Windsor, CO 80550

Original Note Amt: \$502,500.00 **LoanType:** FHA **Interest Rate:** 6.964
Current Amount: \$162,171.49 **As Of:** 05/01/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): Mortgage Assets Management, LLC
Current Owner: Lila R. Toso and Larry W. Toso
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Solutions, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Lila R. Toso and Larry W. Toso

Publication: Greeley Tribune **First Publication Date:** 11/10/2023
Last Publication Date: 12/08/2023

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-964084-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 23-0242

NED Date: 08/31/2023 **Reception #:** 4918191
Original Sale Date: 12/20/2023
Deed of Trust Date: 07/09/2021 **Recording Date:** 07/20/2021 **Reception #:** 4737014
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 12, GATEWAY ESTATES THIRD FILING, COUNTY OF WELD, STATE OF COLORADO.

A.P.N.: 095923220007 MODIFICATION OF PROMISSORY NOTE AND/OR DEED OF TRUST RECORDED ON 8/19/2021 AT RECEPTION NO. 4747789 TO CORRECT RIDER INFORMATION.

Address: 3007 43Rd Avenue Court, Greeley, CO 80634

Original Note Amt: \$407,483.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$394,267.52 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Safi, Hasib,Safi, Sarrah
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) Hasib Safi AND Sarrah Safi

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: 23-030713 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0243

NED Date: 09/01/2023

Reception #: 4918463

Original Sale Date: 01/03/2024

Deed of Trust Date: 09/25/2013

Recording Date: 10/16/2013

Reception #: 3971082

Re-Recording Date

Re-Recorded #:

Legal: LOT 30, BLOCK 5, HAWKSTONE SUBDIVISION FIFTH FILING, A SUBDIVISION OF THE TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO.

Address: 660 REDTAIL DR, EATON, CO 80615

Original Note Amt: \$225,500.00

LoanType: CONVENTIONAL

Interest Rate: 3.750

Current Amount: \$181,524.15

As Of: 03/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

Current Owner: SCOTT T HANSON

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR ACADEMY MORTGAGE CORPORATION

Grantor (Borrower On Deed of Trust) SCOTT T HANSON

Publication: Greeley Tribune

First Publication Date: 11/10/2023

Last Publication Date: 12/08/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP

Attorney File Number: 00000009858259

Phone: (303)350-3711

Fax: (303)813-1107

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Foreclosure Number: 23-0244

NED Date: 09/01/2023 **Reception #:** 4918464
Original Sale Date: 01/03/2024
Deed of Trust Date: 07/10/2019 **Recording Date:** 08/21/2019 **Reception #:** 4516369
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 21 AND 22, FIRST REPLAT OF THIRD AMENDED PLAT OF GLEN MEADOW TOWN HOMES, COUNTY OF WELD, STATE OF COLORADO

Address: 1738 Glen Meadows Drive, Greeley, CO 80631

Original Note Amt: \$299,900.00 **LoanType:** VA **Interest Rate:** 3.875
Current Amount: \$283,062.14 **As Of:** 08/04/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Guardian Mortgage, a division of Sunflower Bank, N.A.
Current Owner: Michael Warner Craft and Cecillia Craft
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Guardian Mortgage, a division of Sunflower Bank, N.A.
Grantor (Borrower On Deed of Trust) Michael Warner Craft and Cecillia Craft

Publication: Greeley Tribune **First Publication Date:** 11/10/2023
Last Publication Date: 12/08/2023
Attorney for Beneficiary: Taherzadeh, PLLC
Attorney File Number: 110-00207 **Phone:** (469)729-6800 **Fax:** (469)828-2772

Foreclosure Number: 23-0245

NED Date: 09/01/2023 **Reception #:** 4918465
Original Sale Date: 01/03/2024
Deed of Trust Date: 08/11/2021 **Recording Date:** 09/15/2021 **Reception #:** 4756482
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 4, HILLSIDE, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2560 18th Ave, Greeley, CO 80631

Original Note Amt: \$358,050.00 **LoanType:** VA **Interest Rate:** 2.500
Current Amount: \$345,796.15 **As Of:** 08/24/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Patrick Conor Teague
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns
Grantor (Borrower On Deed of Trust) Patrick Conor Teague

Publication: Greeley Tribune **First Publication Date:** 11/10/2023
Last Publication Date: 12/08/2023
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO22234 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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