

Notices of Election and Demand Filed in Weld County

From September 04, 2023 Through September 08, 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: 23-0246

NED Date: 09/05/2023 **Reception #:** 4918759
Original Sale Date: 01/03/2024
Deed of Trust Date: 10/10/2013 **Recording Date:** 11/14/2013 **Reception #:** 3978053
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 5, SUNDOWN ESTATES SECOND FILING, AN ADDITION TO THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Address: 3312 Valmont Ave, Evans, CO 80620

Original Note Amt: \$159,065.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$138,183.28 **As Of:** 04/01/2023 **Interest Type:** Fixed

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

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

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

Attorney File Number: 23-030645 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0247

NED Date: 09/05/2023 **Reception #:** 4918760
Original Sale Date: 01/03/2024
Deed of Trust Date: 01/12/2021 **Recording Date:** 01/20/2021 **Reception #:** 4673128
Re-Recording Date **Re-Recorded #:**

Legal: Lot 7, Block 5, Edwards Homes, County of Weld. State of Colorado.

Address: 824 35th Avenue Ct, Greeley, CO 80634

Original Note Amt: \$221,897.00 **LoanType:** VA **Interest Rate:** 2.875
Current Amount: \$211,887.19 **As Of:** 08/21/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Kevin J Decker
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
Grantor (Borrower On Deed of Trust): Kevin J Decker

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

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 23CO00355-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

Notices of Election and Demand Filed in Weld County

From September 04, 2023 Through September 08, 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: 23-0248

NED Date: 09/05/2023 **Reception #:** 4918761
Original Sale Date: 01/03/2024
Deed of Trust Date: 09/28/2020 **Recording Date:** 10/01/2020 **Reception #:** 4635905
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 5, SECOND REPLAT OF CONESTOGA SUBDIVISION FIRST FILING, TOWN OF AULT, ACCORDING TO THE RECORDED PLAT THEREOF AND ACCORDING TO AFFIDAVIT OF CORRECTION RECORDED SEPTEMBER 18, 2017 UNDER RECEPTION NO. 4336248, COUNTY OF WELD, STATE OF COLORADO.

Address: 730 North Country Trail, Ault, CO 80610

Original Note Amt: \$342,184.00 **LoanType:** VA **Interest Rate:** 2.625
Current Amount: \$317,965.89 **As Of:** 09/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Matthew H Weber
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): Matthew H Weber

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-23-963746-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 23-0249

NED Date: 09/06/2023 **Reception #:** 4919038
Original Sale Date: 01/03/2024
Deed of Trust Date: 10/31/2019 **Recording Date:** 11/06/2019 **Reception #:** 4538927
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 14, SIXTH ADDITION TO EDWARDS HOMES, COUNTY OF WELD, STATE OF COLORADO.

Address: 537 36TH AVE CT, GREELEY, CO 80634

Original Note Amt: \$294,566.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$289,293.48 **As Of:** 08/18/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: GUY ARAGON AND EVANGELINE ARAGON
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): GUY ARAGON AND EVANGELINE ARAGON

Publication: Greeley Tribune **First Publication Date:** 11/10/2023
Last Publication Date: 12/08/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-027335 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From September 04, 2023 Through September 08, 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: 23-0250

NED Date: 09/06/2023 **Reception #:** 4919039
Original Sale Date: 01/03/2024
Deed of Trust Date: 06/28/2021 **Recording Date:** 07/06/2021 **Reception #:** 4732295
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 22, PROMONTORY RESIDENTIAL, FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 10110 W 13th St Rd, Greeley, CO 80634

Original Note Amt: \$333,000.00 **LoanType:** Conventional Residential **Interest Rate:** 3.125
Current Amount: \$323,874.09 **As Of:** 08/24/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): United Wholesale Mortgage, LLC
Current Owner: Travis W McMurren
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for United Wholesale Mortgage, LLC, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Travis W McMurren

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-23-964474-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 23-0251

NED Date: 09/06/2023 **Reception #:** 4919040
Original Sale Date: 01/03/2024
Deed of Trust Date: 06/15/2022 **Recording Date:** 06/16/2022 **Reception #:** 4835545
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, PROMONTORY IMAGINE SCHOOL THIRD FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 10432 19TH STREET, GREELEY, CO 80634

Original Note Amt: \$505,594.00 **LoanType:** VA **Interest Rate:** 6.250
Current Amount: \$501,685.48 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PRIMARY RESIDENTIAL MORTGAGE, INC.
Current Owner: DANIEL ISAAC BLACK
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC.
Grantor (Borrower On Deed of Trust): DANIEL ISAAC BLACK

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: 0000009877242 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Weld County

From September 04, 2023 Through September 08, 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: 23-0252

NED Date: 09/06/2023 **Reception #:** 4919041
Original Sale Date: 01/03/2024
Deed of Trust Date: 06/08/2018 **Recording Date:** 06/13/2018 **Reception #:** 4406985
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 25, BLOCK 3, PARKVIEW, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 604 E 23rd Street Rd, Greeley, CO 80631

Original Note Amt: \$216,015.00 **LoanType:** FHA **Interest Rate:** 5.25
Current Amount: \$200,273.25 **As Of:** 08/25/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Patricia Nelson
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): Patricia Nelson

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

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

Attorney File Number: 23-030682 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0253

NED Date: 09/08/2023 **Reception #:** 4919515
Original Sale Date: 01/10/2024
Deed of Trust Date: 05/01/2019 **Recording Date:** 05/03/2019 **Reception #:** 4486586
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 41, WINTER FARM SUBDIVISION, FIRST FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Address: 556 Arrow Ct, Windsor, CO 80550

Original Note Amt: \$373,450.00 **LoanType:** Conventional **Interest Rate:** 3.875
Current Amount: \$347,482.93 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO BANK, N.A.
Current Owner: MacFarland, Megan, Wherry, Shawn
Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust): Megan MacFarland AND Shawn Wherry

Publication: Greeley Tribune **First Publication Date:** 11/17/2023
Last Publication Date: 12/15/2023

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

Attorney File Number: 23-030753 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From September 04, 2023 Through September 08, 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: 23-0254

NED Date: 09/08/2023 **Reception #:** 4919516
Original Sale Date: 01/10/2024
Deed of Trust Date: 10/30/2017 **Recording Date:** 11/07/2017 **Reception #:** 4350735
Re-Recording Date **Re-Recorded #:**

Legal: LOT 27, BLOCK 7, COLONY POINTE SUBDIVISION, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID 105912009027

Address: 1023 Traildust Drive, Milliken, CO 80543

Original Note Amt: \$294,650.00 **LoanType:** VA **Interest Rate:** 5
Current Amount: \$311,990.99 **As Of:** 02/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): FREEDOM MORTGAGE CORPORATION
Current Owner: DAISY MAE ENRIQUEZ AND Juan L Enriquez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CREDENCE FUNDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): DAISY MAE ENRIQUEZ AND Juan L Enriquez

Publication: Greeley Tribune **First Publication Date:** 11/17/2023
Last Publication Date: 12/15/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-030751 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0255

NED Date: 09/08/2023 **Reception #:** 4919517
Original Sale Date: 01/10/2024
Deed of Trust Date: 10/28/2016 **Recording Date:** 10/31/2016 **Reception #:** 4249341
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 15, VILLAGE EAST SUBDIVISION, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO
A.P.N. : 080715415001 PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 10/11/2018 AT RECEPTION
NO. 4438044 TO CORRECT LEGAL DESCRIPTION.

Address: 812 PARK EDGE CIR, WINDSOR, CO 80550

Original Note Amt: \$295,501.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$261,187.66 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Krystle A. Dunn
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST CALIFORNIA MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Krystle A. Dunn

Publication: Greeley Tribune **First Publication Date:** 11/17/2023
Last Publication Date: 12/15/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 18-019870 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From September 04, 2023 Through September 08, 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: 23-0256

NED Date: 09/08/2023

Reception #: 4919518

Original Sale Date: 01/10/2024

Deed of Trust Date: 09/21/2012

Recording Date: 09/25/2012

Reception #: 3875838

Re-Recording Date

Re-Recorded #:

Legal: LOT 19, BLOCK 14, SETTLERS VILLAGE, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO

Address: 2515 School House Dr, Milliken, CO 80543

Original Note Amt: \$137,755.00

LoanType: USDA

Interest Rate: 3.625

Current Amount: \$88,274.81

As Of: 08/18/2023

Interest Type: Fixed

Current Lender (Beneficiary): WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

Current Owner: Roy L. Baker

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primary Residential Mortgage, Inc., its successors and assigns

Grantor (Borrower On Deed of Trust) Roy L. Baker

Publication: Greeley Tribune

First Publication Date: 11/17/2023

Last Publication Date: 12/15/2023

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48104039

Phone: (877)353-2146

Fax:

Notices of Election and Demand Filed in Weld County

From September 04, 2023 Through September 08, 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: 23-0257

NED Date: 09/08/2023

Reception #: 4919519

Original Sale Date: 01/10/2024

Deed of Trust Date: 05/14/2021

Recording Date: 05/20/2021

Reception #: 4717160

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 4, HOMESTEAD HEIGHTS SUBDIVISION FILING III, A SUBDIVISION OF THE CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO.

Address: 2318 73rd Ave, Greeley, CO 80634

Original Note Amt: \$455,235.00

LoanType: VA

Interest Rate: 2.875

Current Amount: \$438,067.78

As Of: 09/01/2023

Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Chad Aaron Martinez and Jennifer Leigh Martinez
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Thrive Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Chad Aaron Martinez and Jennifer Leigh Martinez

Publication: Greeley Tribune

First Publication Date: 11/17/2023

Last Publication Date: 12/15/2023

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

Attorney File Number: CO20066

Phone: (303) 27-40155

Fax: (303) 27-40159

Notices of Election and Demand Filed in Weld County

From September 04, 2023 Through September 08, 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: 23-0258

NED Date: 09/08/2023

Reception #: 4919520

Original Sale Date: 01/10/2024

Deed of Trust Date: 09/11/2020

Recording Date: 09/28/2020

Reception #: 4633988

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN: 095916201021

Address: 6600 W 20Th Street Unit 57, Greeley, CO 80634

Original Note Amt: \$1,060,500.00

LoanType: REVERSE MORTGAGE

Interest Rate: 4.485

Current Amount: \$336,684.25

As Of: 09/06/2023

Interest Type: Fixed

Current Lender (Beneficiary):	FINANCE OF AMERICA REVERSE LLC
Current Owner:	Janean A. Cox
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MUTUAL OF OMAHA MORTGAGE, INC FKA SYNERGY ONE LENDING, INC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Janean A. Cox

Publication: Greeley Tribune

First Publication Date: 11/17/2023

Last Publication Date: 12/15/2023

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

Attorney File Number: 23-030784

Phone: (855)263-9295

Fax: (303)706-9994

Notices of Election and Demand Filed in Weld County

From September 04, 2023 Through September 08, 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: 23-0259

NED Date: 09/08/2023

Reception #: 4919521

Original Sale Date: 01/10/2024

Deed of Trust Date: 08/18/2020

Recording Date: 08/24/2020

Reception #: 4622035

Re-Recording Date

Re-Recorded #:

Legal: LOT 24, BLOCK 177A, CRAIG, ARCHER, KOHLER AND TRACY'S SUBDIVISION, OF BLOCK 177, EVANS TOGETHER WITH THE EAST FIVE FEET OF PUEBLO STREET, ADJACENT TO LOT 26, BLOCK 177A, AS VACATED BY ORDINANCE NO. 1160-99 RECORDED SEPTEMBER 27, 1999 AT RECEPTION NO. 2723054 AND RE-RECORDED FEBRUARY 23RD, 2000 AT RECEPTION NO. 2751030, COUNTY OF WELD, STATE OF COLORADO.
APN #: 096120405014

Address: 3616 Pueblo Street, Evans, CO 80620

Original Note Amt: \$257,254.00

LoanType: FHA

Interest Rate: 3

Current Amount: \$205,570.82

As Of: 01/01/2023

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Echeverria, Jared, Joseph, Maes, Marya, Jo
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Jared Joseph Echeverria AND Marya Jo Maes

Publication: Greeley Tribune

First Publication Date: 11/17/2023

Last Publication Date: 12/15/2023

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

Attorney File Number: 23-030771

Phone: (855)263-9295

Fax: (303)706-9994