

Notices of Election and Demand Filed in Weld County

From September 18, 2023 Through September 22, 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: 23-0263

NED Date: 09/18/2023 **Reception #:** 4921018
Original Sale Date: 01/17/2024
Deed of Trust Date: 07/10/2015 **Recording Date:** 07/22/2015 **Reception #:** 4126701
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 2, SUNNYVIEW ADDITION TO THE TOWN OF EVANS, COUNTY OF WELD, STATE OF COLORADO

Address: 1009 31ST STREET LANE, EVANS, CO 80620

Original Note Amt: \$255,290.00 **LoanType:** FHA **Interest Rate:** 4.500
Current Amount: \$218,808.42 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: DONALD A SHINE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR VAN DYK MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust) DONALD A. SHINE

Publication: Greeley Tribune **First Publication Date:** 11/24/2023
Last Publication Date: 12/22/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 00000009878034 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 23-0264

NED Date: 09/18/2023 **Reception #:** 4921019
Original Sale Date: 01/17/2024
Deed of Trust Date: 06/09/2011 **Recording Date:** 06/10/2011 **Reception #:** 3773536
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 4, CEDARWOODS SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 7000 West 18th Street, Greeley, CO 80634

Original Note Amt: \$170,563.00 **LoanType:** FHA **Interest Rate:** 4.25
Current Amount: \$147,968.33 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Lakeview Loan Servicing, LLC
Current Owner: Kylie A Harper and Tyler J Harper
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for Cornerstone
Mortgage Company
Grantor (Borrower On Deed of Trust) Kylie A Harper and Tyler J Harper

Publication: Greeley Tribune **First Publication Date:** 11/24/2023
Last Publication Date: 12/22/2023
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 23CO00384-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

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Foreclosure Number: 23-0265

NED Date: 09/18/2023 **Reception #:** 4921020
Original Sale Date: 01/17/2024
Deed of Trust Date: 11/05/2021 **Recording Date:** 11/12/2021 **Reception #:** 4775475
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 3, EVANS PLACE PUD FILING 2 SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 508 Jordan St, Keenesburg, CO 80643-9084

Original Note Amt: \$396,684.00 **LoanType:** VA **Interest Rate:** 3.125
Current Amount: \$387,196.69 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: Stephanie Bricker
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): Stephanie Bricker

Publication: Greeley Tribune **First Publication Date:** 11/24/2023
Last Publication Date: 12/22/2023

Attorney for Beneficiary: Messner & Reeves, LLC

Attorney File Number: 8014.0163 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

Foreclosure Number: 23-0266

NED Date: 09/19/2023 **Reception #:** 4921289
Original Sale Date: 01/17/2024
Deed of Trust Date: 11/16/2018 **Recording Date:** 11/19/2018 **Reception #:** 4447540
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 14, 15 AND 16, BLOCK 49, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.

Address: 506 Ash St, Hudson, CO 80642

Original Note Amt: \$291,129.00 **LoanType:** FHA **Interest Rate:** 5.75
Current Amount: \$240,710.79 **As Of:** 09/13/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Steven L Harris
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Steven L Harris

Publication: Greeley Tribune **First Publication Date:** 11/24/2023
Last Publication Date: 12/22/2023

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

Attorney File Number: 22-027350 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0267

NED Date: 09/19/2023 **Reception #:** 4921290
Original Sale Date: 01/17/2024
Deed of Trust Date: 08/31/2020 **Recording Date:** 09/03/2020 **Reception #:** 4626428
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 9, HIGHPLAINS FILING NO. 1, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO

Address: 217 VALDAI STREET, LOCHBUIE, CO 80603

Original Note Amt: \$332,761.00 **LoanType:** FHA **Interest Rate:** 3.000
Current Amount: \$314,541.09 **As Of:** 03/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS
Current Owner: BRENDAN FRANKLIN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR AMERIFIRST FINANCIAL, INC.
Grantor (Borrower On Deed of Trust) BRENDAN FRANKLIN

Publication: Greeley Tribune **First Publication Date:** 11/24/2023
Last Publication Date: 12/22/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 00000009874363 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 23-0268

NED Date: 09/20/2023 **Reception #:** 4921535
Original Sale Date: 05/01/2024
Deed of Trust Date: 06/08/2022 **Recording Date:** 06/15/2022 **Reception #:** 4835408
Re-Recording Date **Re-Recorded #:**

Legal: THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 66 WEST
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AS SHOWN ON THE LAND SURVEY PLAT RECORDED
MARCH 5, 2021 AS RECEPTION NO. 4689491 OF THE WELD COUNTY CLERK AND RECORDER'S RECORDS.

Address: 13545 COUNTY ROAD 114, CARR, CO 80612

Original Note Amt: \$536,000.00 **LoanType:** VA **Interest Rate:** 4.250
Current Amount: \$529,258.86 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): VILLAGE CAPITAL & INVESTMENT LLC
Current Owner: JERRY RIOS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR CELEBRITY HOME LOANS, LLC
Grantor (Borrower On Deed of Trust) JERRY RIOS

Publication: Greeley Tribune **First Publication Date:** 03/08/2024
Last Publication Date: 04/05/2024
Attorney for Beneficiary: Barrett, Frappier & Weisserman , LLP
Attorney File Number: 00000009877275 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 23-0269

NED Date: 09/20/2023

Reception #: 4921536

Original Sale Date: 01/17/2024

Deed of Trust Date: 05/18/2023

Recording Date: 05/25/2023

Reception #: 4900191

Re-Recording Date

Re-Recorded #:

Legal: See Exhibit "A" attached hereto

Address: 435 Rocha Way, Brighton, CO 80603

Original Note Amt: \$200,000.00

LoanType: Private

Interest Rate: 12

Current Amount: \$200,000.00

As Of: 09/13/2023

Interest Type: Fixed

Current Lender (Beneficiary): Pinetree Financial Corporation

Current Owner: Toribio Mota and Josefina Mota

Grantee (Lender On Deed of Trust): Pinetree Financial Corporation

Grantor (Borrower On Deed of Trust): Toribio Mota and Josefina Mota

Publication: Greeley Tribune

First Publication Date: 11/24/2023

Last Publication Date: 12/22/2023

Attorney for Beneficiary: Foster Grahah Milstein & Calisher, LLP

Attorney File Number: 27372.0006

Phone: (303)333-9810

Fax: (303)333-9786

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Foreclosure Number: 23-0270

NED Date: 09/22/2023

Reception #: 4921996

Original Sale Date: 01/24/2024

Deed of Trust Date: 02/02/2005

Recording Date: 02/23/2005

Reception #: 3263076

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 3, SPACIOUS LIVING, FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

Address: 311 Elm St, Lochbuie, CO 80603-6404

Original Note Amt: \$30,000.00

LoanType: Conventional

Interest Rate: 11.375

Current Amount: \$25,412.14

As Of: 02/01/2020

Interest Type: Fixed

Current Lender (Beneficiary):	U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005 HE-1
Current Owner:	Lightfoot, Ronnie, R., Lightfoot, Sharon, L.
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FINANCE AMERICA, LLC, DBA FINAM, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Ronnie R. Lightfoot AND Sharon L. Lightfoot

Publication: Greeley Tribune

First Publication Date: 12/01/2023

Last Publication Date: 12/29/2023

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

Attorney File Number: 23-030837

Phone: (855)263-9295

Fax: (303)706-9994