Notices of Election and Demand Filed in Weld County

From September 25, 2023 Through September 29, 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: 23-0271

NED Date: 09/25/2023 **Reception #:** 4922223

Original Sale Date: 01/24/2024

Deed of Trust Date: 01/19/2017 **Recording Date:** 01/20/2017 **Reception #:** 4271627

Re-Recording Date Re-Recorded #:

Legal: LOTS 14 AND 15, BLOCK 1, TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 070931307009

Address: 408 Maple Avenue, Eaton, CO 80615

Original Note Amt:\$270,200.00LoanType:FHAInterest Rate:4.75Current Amount:\$241,038.39As Of:05/01/2023Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Caila M Hutchinson AND Nathan W Hutchinson

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ALL

WESTERN MORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Caila M Hutchinson AND Nathan W Hutchinson

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: 23-030846 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0272

NED Date: 09/25/2023 **Reception #:** 4922224

Original Sale Date: 01/24/2024

Deed of Trust Date: 07/21/2021 **Recording Date:** 08/02/2021 **Reception #:** 4741824

Re-Recording Date Re-Recorded #:

Legal: LOT 12, BLOCK 14, EVANS PLACE PUD FILING 2 SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 130526134012

Address: 510 Depot Avenue, Keenesburg, CO 80643

Original Note Amt:\$357,308.00LoanType:FHAInterest Rate:3Current Amount:\$347,311.52As Of:01/01/2023Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Marco A. Hernandez Munoz

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) Marco A. Hernandez Munoz

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: 23-030058 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

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4922546

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Foreclosure Number: 23-0273

NED Date: 09/26/2023

Original Sale Date: 01/24/2024

Deed of Trust Date: 06/25/2021 **Recording Date:** 07/15/2021 **Reception #:** 4735751

Re-Recording Date Re-Recorded #:

Legal: LOT 153, SEVERANCE SHORES SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Reception #:

Address: 1637 Kit St, Severance, CO 80550

Original Note Amt:\$356,300.00LoanType:FHLMCInterest Rate:3.000Current Amount:\$343,133.81As Of:09/21/2023Interest Type:Fixed

Current Lender (Beneficiary): Citizens Bank, N.A.

Current Owner: Helene James and McKenna Johnston

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Jonah Bank of

Wyoming, its successors and assigns

Grantor (Borrower On Deed of Trust) McKenna Johnston a/k/a McKenna R. Johnston and Helene James a/k/a Helene L. James

Publication: Greeley Tribune First Publication Date: 12/01/2023

Last Publication Date: 12/29/2023

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

Attorney File Number: CO22339 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 23-0274

NED Date: 09/28/2023 **Reception #:** 4922961

Original Sale Date: 01/31/2024

Deed of Trust Date: 04/01/2015 **Recording Date:** 04/03/2015 **Reception #:** 4095942

Re-Recording Date Re-Recorded #:

Legal: LOT 9, BLOCK 8, SILVER PEAKS FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

APN: R4024706

Address: 304 HERMOSA STREET, BRIGHTON, CO 80603

Original Note Amt:\$260,200.00LoanType:FHAInterest Rate:4.625Current Amount:\$267,023.70As Of:09/20/2023Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: RAUL VIGIL

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

GUILD MORTGAGE COMPANY

Grantor (Borrower On Deed of Trust) RAUL VIGIL

Publication: Greeley Tribune **First Publication Date:** 12/08/2023

Last Publication Date: 01/05/2024

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

Attorney File Number: 19-021813 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0275

NED Date: 09/29/2023 **Reception #:** 4923225

Original Sale Date: 01/31/2024

Deed of Trust Date: 10/08/2014 **Recording Date:** 10/13/2014 **Reception #:** 4053475

Re-Recording Date Re-Recorded #:

Legal: Lot 2, Block 3, Third Addition to Maplewood, An Addition to the City of Greeley, County of Weld, State of Colorado.

Address: 2208 12th Streed Road, Greeley, CO 80631

Original Note Amt:\$180,000.00LoanType:CONVInterest Rate:4.500Current Amount:\$168,474.18As Of:07/24/2023Interest Type:Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association

Current Owner: Bryan Winder

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Loan Simple, Inc.

Grantor (Borrower On Deed of Trust) Bryan Winder

 Publication:
 Greeley Tribune
 First Publication Date:
 12/08/2023

Last Publication Date: 01/05/2024

Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.

Attorney File Number: CO230088 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: 23-0276

NED Date: 09/29/2023 **Reception #:** 4923226

Original Sale Date: 01/31/2024

Re-Recording Date Re-Recorded #:

Legal: LOT 2, HALEY SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

Address: 60 N Miller St, Keenesburg, CO 80643

Original Note Amt:\$265,109.00LoanType:FHAInterest Rate:4.625Current Amount:\$245,441.31As Of:09/26/2023Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Rebecca Kay Spurlock

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) Rebecca Kay Spurlock

Publication: Greeley Tribune First Publication Date: 12/08/2023

Last Publication Date: 01/05/2024

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

Attorney File Number: 23-030930 **Phone:** (855)263-9295 **Fax:** (303)706-9994