



# 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:** 23-0273

**NED Date:** 09/26/2023      **Reception #:** 4922546  
**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.

**Address:** 1637 Kit St, Severance, CO 80550

**Original Note Amt:** \$356,300.00      **LoanType:** FHLMC      **Interest Rate:** 3.000  
**Current Amount:** \$343,133.81      **As Of:** 09/21/2023      **Interest 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:** \$260,200.00      **LoanType:** FHA      **Interest Rate:** 4.625  
**Current Amount:** \$267,023.70      **As Of:** 09/20/2023      **Interest 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:** \$180,000.00      **LoanType:** CONV      **Interest Rate:** 4.500  
**Current Amount:** \$168,474.18      **As Of:** 07/24/2023      **Interest 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  
**Deed of Trust Date:** 12/24/2018      **Recording Date:** 12/27/2018      **Reception #:** 4456328  
**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:** \$265,109.00      **LoanType:** FHA      **Interest Rate:** 4.625  
**Current Amount:** \$245,441.31      **As Of:** 09/26/2023      **Interest 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