

# Notices of Election and Demand Filed in Weld County

From October 09, 2023 Through October 13, 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:** 23-0285

**NED Date:** 10/09/2023      **Reception #:** 4924680  
**Original Sale Date:** 02/07/2024  
**Deed of Trust Date:** 05/14/2021      **Recording Date:** 08/02/2021      **Reception #:** 4741640  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 2, AMENDED PLAT OF THE BAY AT THE LANDINGS, COUNTY OF WELD, STATE OF COLORADO.

APN: 095924406009

**Address:** 2704 Monterey Bay, Evans, CO 80620

**Original Note Amt:** \$343,660.00      **LoanType:** FHA      **Interest Rate:** 3  
**Current Amount:** \$337,091.28      **As Of:** 06/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Sergio Felan  
**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)** Sergio Felan

**Publication:** Greeley Tribune      **First Publication Date:** 12/15/2023  
**Last Publication Date:** 01/12/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 23-030954      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0286

**NED Date:** 10/09/2023      **Reception #:** 4924681  
**Original Sale Date:** 02/07/2024  
**Deed of Trust Date:** 02/01/2002      **Recording Date:** 02/06/2002      **Reception #:** 2923056  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 5, WAL MAR THIRD SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 30 EAST HOLLY STREET, MILLIKEN, CO 80543

**Original Note Amt:** \$140,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 4.860  
**Current Amount:** \$138,163.82      **As Of:** 04/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank N.A., as Trustee for New Century Home Equity Loan Trust, Series 2002-A  
Asset-Backed Pass-Through Certificates Series 2002-A  
**Current Owner:** MODESTO FLORES AND PAULA GRADO  
**Grantee (Lender On Deed of Trust):** NEW CENTURY MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust)** MODESTO FLORES AND PAULA GRADO

**Publication:** Greeley Tribune      **First Publication Date:** 12/15/2023  
**Last Publication Date:** 01/12/2024  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 0000009871021      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 23-0287

**NED Date:** 10/10/2023      **Reception #:** 4924846  
**Original Sale Date:** 02/07/2024  
**Deed of Trust Date:** 04/09/2020      **Recording Date:** 04/14/2020      **Reception #:** 4582644  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION.

**Address:** 1127 3Rd Street, Greeley, CO 80631

**Original Note Amt:** \$291,620.00      **LoanType:** FHA      **Interest Rate:** 3.75  
**Current Amount:** \$284,425.22      **As Of:** 10/01/2021      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Levi Michael Floyd  
**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)** Levi Michael Floyd

**Publication:** Greeley Tribune      **First Publication Date:** 12/15/2023  
**Last Publication Date:** 01/12/2024

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

**Attorney File Number:** 23-030963      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0288

**NED Date:** 10/10/2023      **Reception #:** 4924847  
**Original Sale Date:** 02/07/2024  
**Deed of Trust Date:** 02/18/2020      **Recording Date:** 02/21/2020      **Reception #:** 4568439  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 10, SETTLER'S VILLAGE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2212 STAGE COACH DR, MILLIKEN, CO 80543

**Original Note Amt:** \$335,000.00      **LoanType:** VA      **Interest Rate:** 2.944  
**Current Amount:** \$312,138.11      **As Of:** 05/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** CODY J MOORE AND KAYLA TISUE  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR UNITED WHOLESALE MORTGAGE  
**Grantor (Borrower On Deed of Trust)** CODY J MOORE AND KAYLA TISUE

**Publication:** Greeley Tribune      **First Publication Date:** 12/15/2023  
**Last Publication Date:** 01/12/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP

**Attorney File Number:** 0000009902156      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 23-0289

**NED Date:** 10/10/2023

**Reception #:** 4924848

**Original Sale Date:** 02/07/2024

**Deed of Trust Date:** 01/25/2007

**Recording Date:** 02/06/2007

**Reception #:** 3453300

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 18, BLOCK 3, VILLAGE SUBDIVISION, SECOND FILING, CITY OF EVANS, WELD COUNTY, COLORADO

**Address:** 3407 MYRTLE STREET, EVANS, CO 80620

**Original Note Amt:** \$117,300.00

**LoanType:** CONVENTIONAL

**Interest Rate:** 12.250

**Current Amount:** \$88,363.51

**As Of:** 05/01/2023

**Interest Type:** Adjustable

<b>Current Lender (Beneficiary):</b>	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR3
<b>Current Owner:</b>	JOYCE E BROOKS (HEIRS OF)
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NEW CENTURY MORTGAGE CORPORATION
<b>Grantor (Borrower On Deed of Trust)</b>	ROBERT Z. BROOKS AND JOYCE E. BROOKS

**Publication:** Greeley Tribune

**First Publication Date:** 12/15/2023

**Last Publication Date:** 01/12/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman , LLP

**Attorney File Number:** 00000009895285

**Phone:** (303)350-3711

**Fax:** (303)813-1107

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**Foreclosure Number:** 23-0290

**NED Date:** 10/11/2023

**Reception #:** 4925176

**Original Sale Date:** 02/07/2024

**Deed of Trust Date:** 02/05/2008

**Recording Date:** 02/11/2008

**Reception #:** 3534725

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 36, APPEL FARM ESTATES, FILING NO. 1, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

**Address:** 152 S ROLAND AVENUE, FORT LUPTON, CO 80621

**Original Note Amt:** \$401,400.00

**LoanType:** CONVENTIONAL

**Interest Rate:** 4.125

**Current Amount:** \$430,487.98

**As Of:** 05/01/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST

**Current Owner:** IRMA E RAMIREZ

**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR COUNTRYWIDE BANK, FSB

**Grantor (Borrower On Deed of Trust)** RAMON RAMIREZ AND IRMA E RAMIREZ

**Publication:** Greeley Tribune

**First Publication Date:** 12/15/2023

**Last Publication Date:** 01/12/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman , LLP

**Attorney File Number:** 00000009896259

**Phone:** (303)350-3711

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Weld County

From October 09, 2023 Through October 13, 2023

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**Foreclosure Number:** 23-0291

**NED Date:** 10/11/2023      **Reception #:** 4925177  
**Original Sale Date:** 02/07/2024  
**Deed of Trust Date:** 08/17/2015      **Recording Date:** 08/17/2015      **Reception #:** 4134390  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 40, EXCEPT THE SOUTH 15 FEET THEREOF, AND THE SOUTH 10 FEET OF LOT 39, BLOCK 1, REVISED MAP OF SUNNY VIEW, IN THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3020 SUNSET DR, EVANS, CO 80620

**Original Note Amt:** \$177,045.00      **LoanType:** FHA      **Interest Rate:** 4.250  
**Current Amount:** \$120,974.97      **As Of:** 05/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** LISA M MARTINEZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust)** LISA M MARTINEZ

**Publication:** Greeley Tribune      **First Publication Date:** 12/15/2023  
**Last Publication Date:** 01/12/2024  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009906835      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0292

**NED Date:** 10/11/2023      **Reception #:** 4925178  
**Original Sale Date:** 02/07/2024  
**Deed of Trust Date:** 01/27/2021      **Recording Date:** 01/28/2021      **Reception #:** 4676620  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 6, BLUE LAKE SUBDIVISION FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 534 Solano Drive, Lochbuie, CO 80603

**Original Note Amt:** \$356,125.00      **LoanType:** FHA      **Interest Rate:** 2.500  
**Current Amount:** \$338,372.00      **As Of:** 05/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Guild Mortgage Company LLC  
**Current Owner:** Corey Clawson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company  
LLC, a California Corporation, Its Successors and Assigns  
**Grantor (Borrower On Deed of Trust)** Corey Clawson

**Publication:** Greeley Tribune      **First Publication Date:** 12/15/2023  
**Last Publication Date:** 01/12/2024  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-23-965849-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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From October 09, 2023 Through October 13, 2023

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**Foreclosure Number:** 23-0293

**NED Date:** 10/11/2023

**Reception #:** 4925179

**Original Sale Date:** 02/07/2024

**Deed of Trust Date:** 07/19/2019

**Recording Date:** 07/25/2019

**Reception #:** 4508511

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 15, BLOCK 3, BLUE LAKE SUBDIVISION, FILING NO. 2 FINAL PLAT, COUNTY OF WELD, STATE OF COLORADO.

APN #: 147125125015

**Address:** 340 MESA AVENUE, LOCHBUIE, CO 80603

**Original Note Amt:** \$335,706.00

**LoanType:** FHA

**Interest Rate:** 4.75

**Current Amount:** \$344,307.40

**As Of:** 10/03/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	JUSTIN SERPICO
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	JUSTIN SERPICO

**Publication:** Greeley Tribune

**First Publication Date:** 12/15/2023

**Last Publication Date:** 01/12/2024

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

**Attorney File Number:** 22-027131

**Phone:** (855)263-9295

**Fax:** (303)706-9994

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From October 09, 2023 Through October 13, 2023

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**Foreclosure Number:** 23-0294

**NED Date:** 10/12/2023

**Reception #:** 4925397

**Original Sale Date:** 02/14/2024

**Deed of Trust Date:** 04/10/2020

**Recording Date:** 04/29/2020

**Reception #:** 4586556

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 12, BLOCK 3, AULT WEST, A SUBDIVISION OF THE TOWN OF AULT, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID(S): 070711414001

PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 3/21/2022 AT RECEPTION NO. 4811376 TO  
CORRECT LEGAL DESCRIPTION.

**Address:** 639 WOODS AVENUE, AULT, CO 80610

**Original Note Amt:** \$136,000.00

**LoanType:** Conventional

**Interest Rate:** 3

**Current Amount:** \$147,118.94

**As Of:** 09/28/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST

**Current Owner:** THOMAS JOHN and ANJELICA JOHN

**Grantee (Lender On Deed of Trust):** Bank of America, NA

**Grantor (Borrower On Deed of Trust):** GERALD S JOHN

**Publication:** Greeley Tribune

**First Publication Date:** 12/22/2023

**Last Publication Date:** 01/19/2024

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

**Attorney File Number:** 22-026347

**Phone:** (855)263-9295

**Fax:** (303)706-9994

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**Foreclosure Number:** 23-0295

**NED Date:** 10/13/2023      **Reception #:** 4925594  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 12/30/2019      **Recording Date:** 01/07/2020      **Reception #:** 4556076  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 1, BOOMERANG RANCH SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 7909 W 11TH STREET RD, GREELEY, CO 80634

**Original Note Amt:** \$358,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 3.875  
**Current Amount:** \$350,810.55      **As Of:** 02/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
**Current Owner:** ERIC FRIEDRICHSEN  
**Grantee (Lender On Deed of Trust):** JPMORGAN CHASE BANK, N.A.  
**Grantor (Borrower On Deed of Trust):** ERIC D. FRIEDRICHSEN

**Publication:** Greeley Tribune      **First Publication Date:** 12/22/2023  
**Last Publication Date:** 01/19/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009905332      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0296

**NED Date:** 10/13/2023      **Reception #:** 4925595  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 06/20/2012      **Recording Date:** 06/21/2012      **Reception #:** 3853898  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 7, COALRIDGE ESTATES, THE PLAT OF WHICH RECORDED AUGUST 7, 1998 AS RECEPTION NO. 2631631, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 131130407004

**Address:** 542 Hawthorn Circle, Frederick, CO 80530

**Original Note Amt:** \$173,469.00      **LoanType:** USDA      **Interest Rate:** 3.25  
**Current Amount:** \$144,317.58      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC  
**Current Owner:** Sedillo, Christina  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Christina Sedillo

**Publication:** Greeley Tribune      **First Publication Date:** 12/22/2023  
**Last Publication Date:** 01/19/2024

**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 23-031016      **Phone:** (855)263-9295      **Fax:** (303)706-9994



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**Foreclosure Number:** 23-0297

**NED Date:** 10/13/2023

**Reception #:** 4925596

**Original Sale Date:** 02/14/2024

**Deed of Trust Date:** 03/16/2021

**Recording Date:** 03/18/2021

**Reception #:** 4694159

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 9, BLOCK 22, SETTLERS VILLAGE, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO

**Address:** 773 Settlers Dr, Milliken, CO 80543-3226

**Original Note Amt:** \$373,117.00

**LoanType:** FHA

**Interest Rate:** 2.250

**Current Amount:** \$355,296.49

**As Of:** 10/05/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	NewRez LLC d/b/a Shellpoint Mortgage Servicing
<b>Current Owner:</b>	Joshua Eldridge and Miranda Eldridge
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Caliber Home Loans, Inc., Its Successors and Assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Joshua Eldridge and Miranda Eldridge

**Publication:** Greeley Tribune

**First Publication Date:** 12/22/2023

**Last Publication Date:** 01/19/2024

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-967205-LL

**Phone:** (877)369-6122

**Fax:** (866)894-7369