

# Notices of Election and Demand Filed in Weld County

From October 16, 2023 Through October 20, 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:** 23-0298

**NED Date:** 10/16/2023

**Reception #:** 4925782

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

**Deed of Trust Date:** 01/17/2022

**Recording Date:** 01/19/2022

**Reception #:** 4795123

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 655 FEET WEST AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 50 FEET; THENCE AT RIGHT ANGLES NORTH 125 FEET; THENCE AT RIGHT ANGLES EASTERLY 50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY TO THE PLACE OF BEGINNING. COUNTY OF WELD, STATE OF COLORADO

**Address:** 33863 Highway 52, Keenesburg, CO 80643

**Original Note Amt:** \$387,000.00

**LoanType:** VA

**Interest Rate:** 2.500

**Current Amount:** \$376,667.50

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

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	loanDepot.Com, LLC
<b>Current Owner:</b>	Otis Warner Fellows, III
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for loanDepot.com, LLC, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Otis Warner Fellows, III

**Publication:** Greeley Tribune

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

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

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

**Attorney File Number:** CO22352

**Phone:** (303) 27-40155

**Fax:** (303) 27-40159

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**Foreclosure Number:** 23-0299

**NED Date:** 10/16/2023

**Reception #:** 4925783

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

**Deed of Trust Date:** 12/29/2017

**Recording Date:** 12/29/2017

**Reception #:** 4364170

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 7, BLOCK 1, SEARS FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO, ALSO KNOWN AS WILLOWBROOK SUBDIVISION ACCORDING TO INSTRUMENT RECORDED AUGUST 17, 2001 UNDER RECEPTION NO. 2875802, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095925015007

**Address:** 3813 28th Ave, Evans, CO 80620

**Original Note Amt:** \$272,964.00

**LoanType:** FHA

**Interest Rate:** 3

**Current Amount:** \$246,670.82

**As Of:** 10/09/2023

**Interest Type:** Fixed

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

**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:** 23-031027

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

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

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**Foreclosure Number:** 23-0300

**NED Date:** 10/16/2023      **Reception #:** 4925784  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 03/30/2022      **Recording Date:** 04/05/2022      **Reception #:** 4815971  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT A OF RECORDED EXCEPTION NO. 0959-33--4-RE2380, BEING A PART OF THE N1/2 OF THE SE1/4 OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, RECORDED JANUARY 20, 1999 AT RECEPTION NO. 2668062, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 24415 COMPO RD, GREELEY, CO 80634

**Original Note Amt:** \$810,000.00      **LoanType:** VA      **Interest Rate:** 3.750  
**Current Amount:** \$797,627.11      **As Of:** 04/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** UNITED WHOLESALE MORTGAGE, LLC.  
**Current Owner:** WILLIAM L TONN AND MICHELLE R TONN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR DYNAMIC MORTGAGE CONCEPTS, INC  
**Grantor (Borrower On Deed of Trust)** WILLIAM L TONN AND MICHELLE R TONN

**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:** 00000009870536      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0301

**NED Date:** 10/18/2023      **Reception #:** 4926321  
**Original Sale Date:** 02/14/2024  
**Deed of Trust Date:** 07/11/2022      **Recording Date:** 07/13/2022      **Reception #:** 4841719  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 7, HILLSIDE AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1730 27th Street, Greeley, CO 80631

**Original Note Amt:** \$371,153.00      **LoanType:** FHA      **Interest Rate:** 4.990  
**Current Amount:** \$367,526.28      **As Of:** 10/11/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Tyler Greenwalt and Ali Stoltz  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Point Financial Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Tyler Greenwalt and Ali Stoltz

**Publication:** Greeley Tribune      **First Publication Date:** 12/22/2023  
**Last Publication Date:** 01/19/2024  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO22360      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

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**Foreclosure Number:** 23-0302

**NED Date:** 10/18/2023

**Reception #:** 4926322

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

**Deed of Trust Date:** 04/27/2005

**Recording Date:** 05/13/2005

**Reception #:** 3286032

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 6, BLOCK 7, THE VILLAGE SUBDIVISION FOURTH FILING, AN ADDITION TO THE CITY OF EVANS, WELD COUNTY, COLORADO.

**Address:** 3500 Dahlia St, Evans, CO 80620

**Original Note Amt:** \$39,000.00

**LoanType:** Conventional Residential/H

**Interest Rate:** 2.875

**Current Amount:** \$22,168.80

**As Of:** 10/06/2023

**Interest Type:** Adjustable

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

**Current Owner:** Helen Ochoa

**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.

**Grantor (Borrower On Deed of Trust):** Helen Ochoa

**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-23-967281-LL

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

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

**Foreclosure Number:** 23-0303

**NED Date:** 10/19/2023

**Reception #:** 4926563

**Original Sale Date:** 02/21/2024

**Deed of Trust Date:** 09/06/2022

**Recording Date:** 09/06/2022

**Reception #:** 4853364

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** See Attached Legal Description

**Address:** 523 Beckwourth Ave, Fort Lupton, CO 80621

**Original Note Amt:** \$390,708.00

**LoanType:** FHA

**Interest Rate:** 5.25

**Current Amount:** \$387,989.51

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

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PennyMac Loan Services, LLC

**Current Owner:** Brianna Ewynne Pogal-Tobin, Daniel Richard Ciolek

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

**Grantor (Borrower On Deed of Trust):** Daniel Richard Ciolek and Brianna Ewynne Pogal-Tobin

**Publication:** Greeley Tribune

**First Publication Date:** 12/29/2023

**Last Publication Date:** 01/26/2024

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

**Attorney File Number:** 23CO00418-1

**Phone:** (720) 25-9 8626

**Fax:** (720) 25-96709

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**Foreclosure Number:** 23-0304

**NED Date:** 10/20/2023      **Reception #:** 4926738  
**Original Sale Date:** 02/21/2024  
**Deed of Trust Date:** 02/08/2023      **Recording Date:** 02/16/2023      **Reception #:** 4882225  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 6, REPLAT OF LOTS 12, 13 AND 14, BLOCK 6, BRENTWOOD PARK, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2444 W 24Th Street Rd, Greeley, CO 80634

**Original Note Amt:** \$378,300.00      **LoanType:** Conventional      **Interest Rate:** 6.625  
**Current Amount:** \$377,630.62      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Lila F Ailon Solis AND Milgar A Ailon Solis  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CrossCountry Mortgage, LLC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Lila F Ailon Solis AND Milgar A Ailon Solis

**Publication:** Greeley Tribune      **First Publication Date:** 12/29/2023  
**Last Publication Date:** 01/26/2024

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

**Attorney File Number:** 23-031063      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0305

**NED Date:** 10/20/2023      **Reception #:** 4926737  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 10/05/2018      **Recording Date:** 10/09/2018      **Reception #:** 4437415\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT A OF RECORDED EXEMPTION NO. 0547-21-3-RE-4555 RECORDED SEPTEMBER 4, 2008 AT RECEPTION NO. 3576463, BEING A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

**Address:** 32405 Hwy 14, Ault, CO 80610

**Original Note Amt:** \$346,043.00      **LoanType:** FHA      **Interest Rate:** 3.125  
**Current Amount:** \$338,627.18      **As Of:** 10/13/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Maria E. Quinlan and Michael L. Quinlan  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Maria E. Quinlan and Michael L. Quinlan

**Publication:** Greeley Tribune      **First Publication Date:** 04/12/2024  
**Last Publication Date:** 05/10/2024

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

**Attorney File Number:** CO21678      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

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