

Notices of Election and Demand Filed in Weld County

From November 20, 2023 Through November 24, 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: 23-0269 **Restarted**

NED Date: 11/22/2023 **Reception #:** 4932132
Original Sale Date: 03/20/2024
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:** 01/26/2024
Last Publication Date: 02/23/2024

Attorney for Beneficiary: Foster Grahm Milstein & Calisher, LLP
Attorney File Number: 27372.0006 **Phone:** (303)333-9810 **Fax:** (303)333-9786

Foreclosure Number: 23-0354

NED Date: 11/20/2023 **Reception #:** 4931610
Original Sale Date: 03/20/2024
Deed of Trust Date: 04/20/2022 **Recording Date:** 04/29/2022 **Reception #:** 4822740
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 3, RIVERVIEW FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 426 E 28Th Street Rd, Greeley, CO 80631

Original Note Amt: \$392,755.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$386,176.32 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Miguel Hernandez
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Miguel Hernandez

Publication: Greeley Tribune **First Publication Date:** 01/26/2024
Last Publication Date: 02/23/2024

Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 23-031260 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0355

NED Date: 11/20/2023 **Reception #:** 4931611
Original Sale Date: 03/20/2024
Deed of Trust Date: 08/18/2022 **Recording Date:** 08/19/2022 **Reception #:** 4849658
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 1332 Leroux Street, Fort Lupton, CO 80621

Original Note Amt: \$461,290.00 **LoanType:** FHA **Interest Rate:** 5.875
Current Amount: \$456,973.44 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: James B Rippeth, Jr AND Heather N McCormick
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) James B Rippeth, Jr AND Heather N McCormick

Publication: Greeley Tribune **First Publication Date:** 01/26/2024
Last Publication Date: 02/23/2024

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

Attorney File Number: 23-031277 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0356

NED Date: 11/20/2023 **Reception #:** 4931612
Original Sale Date: 03/20/2024
Deed of Trust Date: 10/23/2020 **Recording Date:** 01/25/2021 **Reception #:** 4674980
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 1, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

Address: 661 Meadowlark Ln, Lochbuie, CO 80603

Original Note Amt: \$299,475.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$283,578.72 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Olivia Spires
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Olivia Spires

Publication: Greeley Tribune **First Publication Date:** 01/26/2024
Last Publication Date: 02/23/2024

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

Attorney File Number: 23-031253 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0357

NED Date: 11/22/2023

Reception #: 4932133

Original Sale Date: 03/20/2024

Deed of Trust Date: 04/17/2020

Recording Date: 04/21/2020

Reception #: 4584197

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, CHARLOTTE SQUARE TOWNHOMES, A PLANNED COMMUNITY, TOWN OF JOHNSTOWN, COUNTY OF WELD,
STATE OF COLORADO

APN #: 105905426003

Address: 425 Saint Charles Place, Johnstown, CO 80534

Original Note Amt: \$276,892.00

LoanType: FHA

Interest Rate: 3.75

Current Amount: \$260,560.98

As Of: 07/01/2023

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Brandi Bendele
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Brandi Bendele

Publication: Greeley Tribune

First Publication Date: 01/26/2024

Last Publication Date: 02/23/2024

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

Attorney File Number: 23-031281

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