

# Notices of Election and Demand Filed in Weld County

From November 27, 2023 Through December 01, 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:** 23-0358

**NED Date:** 11/27/2023      **Reception #:** 4932355  
**Original Sale Date:** 03/27/2024  
**Deed of Trust Date:** 05/28/2021      **Recording Date:** 06/03/2021      **Reception #:** 4721605  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 1, BROOKSTONE SUBDIVISION, FILING NO. 2, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2461 STAGE COACH DR, UNIT A, MILLIKEN, CO 80543-3266

**Original Note Amt:** \$355,348.00      **LoanType:** VA      **Interest Rate:** 2.750  
**Current Amount:** \$340,337.22      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** LAWRENCE B GOODWIN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR NORTHPOINTE BANK  
**Grantor (Borrower On Deed of Trust)** LAWRENCE B. GOODWIN

**Publication:** Greeley Tribune      **First Publication Date:** 02/02/2024  
**Last Publication Date:** 03/01/2024

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

**Attorney File Number:** 00000009948043      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 23-0359

**NED Date:** 11/27/2023      **Reception #:** 4932356  
**Original Sale Date:** 03/27/2024  
**Deed of Trust Date:** 06/24/2019      **Recording Date:** 07/01/2019      **Reception #:** 4502016  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 22, BLOCK 14, AMENDED PLAT OF BLOCKS 6, 7, 8, 13, 14, 15 AND OUTLOT K, BRUNNER FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

\*PURSUANT TO CORRECTIVE AFFIDAVIT RE: SCRIVENER'S ERROR PURSUANT TO C.R.S. § 38-35-109(5) RECORDED ON 09/29/2023 AT REC. NO. 4923350 OF THE RECORDS OF THE CLERK AND RECORDER WELD COUNTY, COLORADO

**Address:** 1104 CRESCENT DR, WINDSOR, CO 80550

**Original Note Amt:** \$324,800.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 4.500  
**Current Amount:** \$311,245.96      **As Of:** 02/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MegaStar Financial Corp.  
**Current Owner:** ROBERT F BERGSTROM JR  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR MEGASTAR FINANCIAL CORP  
**Grantor (Borrower On Deed of Trust)** ROBERT F BERGSTROM JR AND JULIE A BERGSTROM

**Publication:** Greeley Tribune      **First Publication Date:** 02/02/2024  
**Last Publication Date:** 03/01/2024

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

**Attorney File Number:** 00000009846163      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 23-0360

**NED Date:** 11/27/2023                      **Reception #:** 4932357  
**Original Sale Date:** 03/27/2024  
**Deed of Trust Date:** 11/26/2019              **Recording Date:** 12/12/2019              **Reception #:** 4549627  
**Re-Recording Date**                              **Re-Recorded #:**

**Legal:** LOT 18B, BLOCK 3, BALSAM VILLAGE SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

APN #: 096116109035

**Address:** 807 E 20th Street Dr, Greeley, CO 80631

**Original Note Amt:** \$215,033.00              **LoanType:** FHA                              **Interest Rate:** 4.125  
**Current Amount:** \$201,368.41              **As Of:** 07/01/2023                      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Josue Lopez Martinez AND Sharon Morales Santiago  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Josue Lopez Martinez AND Sharon Morales Santiago

**Publication:** Greeley Tribune              **First Publication Date:** 02/02/2024  
**Last Publication Date:** 03/01/2024

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

**Attorney File Number:** 23-031278              **Phone:** (855)263-9295                      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0361

**NED Date:** 11/28/2023                      **Reception #:** 4932638  
**Original Sale Date:** 03/27/2024  
**Deed of Trust Date:** 11/26/2019              **Recording Date:** 12/05/2019              **Reception #:** 4547217  
**Re-Recording Date**                              **Re-Recorded #:**

**Legal:** LOT 10 AND LOT 9, EXCEPT THE WEST 40 FEET OF LOT 9, BLOCK 30, TOWN OF GILCREST, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 117 4TH STREET, GILCREST, CO 80623

**Original Note Amt:** \$290,638.00              **LoanType:** FHA                              **Interest Rate:** 3.990  
**Current Amount:** \$272,722.38              **As Of:** 05/01/2023                      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** LEVI CADENCE MARTICH  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR CORNERSTONE HOME LENDING, INC.  
**Grantor (Borrower On Deed of Trust)** LEVI CADENCE MARTICH

**Publication:** Greeley Tribune              **First Publication Date:** 02/02/2024  
**Last Publication Date:** 03/01/2024

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

**Attorney File Number:** 00000009959636              **Phone:** (303)350-3711                      **Fax:** (303)813-1107

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**Foreclosure Number:** 23-0362

**NED Date:** 11/29/2023      **Reception #:** 4932826  
**Original Sale Date:** 03/27/2024  
**Deed of Trust Date:** 11/07/2017      **Recording Date:** 11/15/2017      **Reception #:** 4352606  
   **Re-Recording Date:**      **Re-Recorded #:**

**Legal:** THE WESTERLY 1/2 OF LOT 5, BIL-LAR ACRES, EXCEPT THE WEST 30 FEET THEREOF, A SUBDIVISION OF A PART OF THE SE 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

**Address:** 14295 County Road 2, Brighton, CO 80603

**Original Note Amt:** \$270,000.00      **LoanType:** FNMA      **Interest Rate:** 3.625  
**Current Amount:** \$191,633.23      **As Of:** 11/21/2023      **Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	New American Funding, LLC FKA Broker Solutions Inc., DBA New American Funding
<b>Current Owner:</b>	David R. Vara and Sandra L. Vara
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker Solutions, Inc. dba New American Funding, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	David R. Vara and Sandra L. Vara

**Publication:** Greeley Tribune      **First Publication Date:** 02/02/2024  
   **Last Publication Date:** 03/01/2024

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

**Attorney File Number:** CO22489      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 23-0363

**NED Date:** 11/29/2023      **Reception #:** 4932827  
**Original Sale Date:** 03/27/2024  
**Deed of Trust Date:** 12/28/2018      **Recording Date:** 12/28/2018      **Reception #:** 4456764  
   **Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 94, TOWN OF GILCREST, COUNTY OF WELD, STATE OF COLORADO

**Address:** 402 West 4th Street, Gilcrest, CO 80651

**Original Note Amt:** \$580,000.00      **LoanType:** Conventional      **Interest Rate:** 6  
**Current Amount:** \$538,351.20      **As Of:** 11/16/2023      **Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	FMS Bank
<b>Current Owner:</b>	Desirae Rounsavill
<b>Grantee (Lender On Deed of Trust):</b>	FMS Bank
<b>Grantor (Borrower On Deed of Trust)</b>	Desirae Rounsavill

**Publication:** Greeley Tribune      **First Publication Date:** 02/02/2024  
   **Last Publication Date:** 03/01/2024

**Attorney for Beneficiary:** Coan, Payton & Payne, LLC

**Attorney File Number:** 06-407-115      **Phone:** (970)339-3500      **Fax:**

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**Foreclosure Number:** 23-0364

NED Date: 11/30/2023	Reception #: 4933015	
Original Sale Date: 04/03/2024		
Deed of Trust Date: 01/30/2006	Recording Date: 02/08/2006	Reception #: 3361376
	Re-Recording Date	Re-Recorded #:

**Legal:** PARCEL "C" UNION TOWNHOUSES, TOWN OF LASALLE, COUNTY OF WELD, STATE OF COLORADO

A.P.N. : 105506105035

**Address:** 116 1/2 W. Union Avenue, La Salle, CO 80645

Original Note Amt: \$18,000.00	LoanType: Conventional	Interest Rate: 10.99
Current Amount: \$13,568.80	As Of: 02/01/2021	Interest Type: Fixed

<b>Current Lender (Beneficiary):</b>	DEUTSCHE BANK NATIONAL TRUST COMPANY , AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2006-HE3 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-HE3
<b>Current Owner:</b>	Cruz Trevino AND Lee Trevino
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MASTER FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Cruz Trevino AND Lee Trevino

Publication: Greeley Tribune	First Publication Date: 02/09/2024	
	Last Publication Date: 03/08/2024	

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

Attorney File Number: 23-030838	Phone: (855)263-9295	Fax: (303)706-9994
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**Foreclosure Number:** 23-0369

NED Date: 12/01/2023	Reception #: 4933243	
Original Sale Date: 04/03/2024		
Deed of Trust Date: 09/02/2021	Recording Date: 09/09/2021	Reception #: 4754322
	Re-Recording Date	Re-Recorded #:

**Legal:** LOT 8, BLOCK 1, TUSCANY - FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095923039008

**Address:** 3523 San Mateo Avenue, Evans, CO 80620

Original Note Amt: \$436,456.00	LoanType: FHA	Interest Rate: 3.25
Current Amount: \$419,639.47	As Of: 07/01/2023	Interest Type: Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Carolyn Munson AND Cole B. Larson
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Carolyn Munson AND Cole B. Larson

Publication: Greeley Tribune	First Publication Date: 02/09/2024	
	Last Publication Date: 03/08/2024	

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

Attorney File Number: 23-031341	Phone: (855)263-9295	Fax: (303)706-9994
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**Foreclosure Number:** 23-0370

**NED Date:** 12/01/2023

**Reception #:** 4933244

**Original Sale Date:** 04/03/2024

**Deed of Trust Date:** 04/20/2022

**Recording Date:** 04/22/2022

**Reception #:** 4820850

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 6, BLOCK 1, SIXTH REPLAT OF CONESTOGA SUBDIVISION FIRST FILING, TOWN OF AULT, COUNTY OF WELD,  
STATE OF COLORADO.

APN #: 070711460006

**Address:** 609 Apex Trail, Ault, CO 80610

**Original Note Amt:** \$394,600.00

**LoanType:** VA

**Interest Rate:** 4

**Current Amount:** \$386,865.46

**As Of:** 07/01/2023

**Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH MORTGAGE CORPORATION

**Current Owner:** Jarrod Feldman

**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)** Jarrod Feldman

**Publication:** Greeley Tribune

**First Publication Date:** 02/09/2024

**Last Publication Date:** 03/08/2024

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

**Attorney File Number:** 23-031369

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

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