

Notices of Election and Demand Filed in Weld County

From December 04, 2023 Through December 08, 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: 23-0365

NED Date: 12/04/2023 **Reception #:** 4933530
Original Sale Date: 04/03/2024
Deed of Trust Date: 11/21/2007 **Recording Date:** 11/26/2007 **Reception #:** 3519234
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 1, EAST MEADOWS SUBDIVISION, FIRST FILING, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1015 East 24th Street Road, Greeley, CO 80631

Original Note Amt: \$80,121.00 **LoanType:** FHA **Interest Rate:** 3.75
Current Amount: \$72,449.71 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PennyMac Loan Services, LLC
Current Owner: Ramiro Apareso
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Access Equity Corporation
Grantor (Borrower On Deed of Trust): Ramiro Apareso

Publication: Greeley Tribune **First Publication Date:** 02/09/2024
Last Publication Date: 03/08/2024
Attorney for Beneficiary: Randall S. Miller & Associates PC
Attorney File Number: 20CO00053-3 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

Foreclosure Number: 23-0366

NED Date: 12/04/2023 **Reception #:** 4933531
Original Sale Date: 04/03/2024
Deed of Trust Date: 10/29/2020 **Recording Date:** 11/05/2020 **Reception #:** 4648185
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 5, EVANS PLACE PUD 1ST FILING SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 209 N. Stewart Street, Keenesburg, CO 80643

Original Note Amt: \$328,181.00 **LoanType:** CONV **Interest Rate:** 3.25
Current Amount: \$311,346.02 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: Collin Schenck
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., As Beneficiary, As Nominee for CrossCountry Mortgage, LLC
Grantor (Borrower On Deed of Trust): Collin Schenck

Publication: Greeley Tribune **First Publication Date:** 02/09/2024
Last Publication Date: 03/08/2024
Attorney for Beneficiary: Messner & Reeves, LLC
Attorney File Number: 10058.0083 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

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Foreclosure Number: 23-0367

NED Date: 12/04/2023 **Reception #:** 4933532
Original Sale Date: 04/03/2024
Deed of Trust Date: 06/10/2022 **Recording Date:** 06/14/2022 **Reception #:** 4834899
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 17 AND 18, BLOCK 8, TOWN OF BRIGGSDALE TOGETHER WITH THOSE PORTIONS OF MAIN STREET VACATED BY RESOLUTION RECORDED SEPTEMBER 29, 1998 AT RECEPTION NO. 2643220 AND ACCORDING TO THE MAP RECORDED JANUARY 25, 1999 AT RECEPTION NO. 2668786, COUNTY OF WELD, STATE OF COLORADO.

Address: 105 Main St, Briggsdale, CO 80611

Original Note Amt: \$382,936.00 **LoanType:** FHA **Interest Rate:** 5.5
Current Amount: \$378,218.25 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Raymond Scott Dyer
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) Raymond Scott Dyer

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: 23-031285 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0368

NED Date: 12/04/2023 **Reception #:** 4933533
Original Sale Date: 04/03/2024
Deed of Trust Date: 06/15/2020 **Recording Date:** 06/16/2020 **Reception #:** 4599253
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 5, SOUTHMOOR VILLAGE SECOND FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 096119209005

Address: 3142 21St Ave, Greeley, CO 80631

Original Note Amt: \$289,656.00 **LoanType:** FHA **Interest Rate:** 3.5
Current Amount: \$273,024.11 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Canales, Carlos, J
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) Carlos J Canales

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: 23-031294 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0371

NED Date: 12/04/2023 **Reception #:** 4933534
Original Sale Date: 04/03/2024
Deed of Trust Date: 07/20/2022 **Recording Date:** 07/25/2022 **Reception #:** 4844053
Re-Recording Date **Re-Recorded #:**

Legal: SITUATED IN THE COUNTY OF WELD AND STATE OF COLORADO. 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 St, Gilcrest, CO 80623

Original Note Amt: \$28,500.00 **LoanType:** HELOC **Interest Rate:** 6.99
Current Amount: \$28,479.01 **As Of:** 11/28/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Elevations Credit Union
Current Owner: Levi Cadence Martich
Grantee (Lender On Deed of Trust): Elevations Credit Union
Grantor (Borrower On Deed of Trust): Levi Cadence Martich

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

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 0 **Phone:** (303)772-6666 **Fax:** (303)772-2822

Foreclosure Number: 23-0372

NED Date: 12/04/2023 **Reception #:** 4933535
Original Sale Date: 04/03/2024
Deed of Trust Date: 05/31/2019 **Recording Date:** 06/05/2019 **Reception #:** 4494870
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, GRIEB SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

APN #: 095901421018

Address: 2531 W 9Th St, Greeley, CO 80634

Original Note Amt: \$238,107.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: \$222,623.17 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Crystal Guajardo
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR IDEAL HOME LOANS LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Crystal Guajardo

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: 23-031383 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0373

NED Date: 12/04/2023 **Reception #:** 4933536
Original Sale Date: 04/03/2024
Deed of Trust Date: 06/07/2021 **Recording Date:** 06/14/2021 **Reception #:** 4725337
Re-Recording Date **Re-Recorded #:**

Legal: LOT 39, SADDLER PLANNED UNIT DEVELOPMENT, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

Address: for informational purposes only: 3820 Bridle Ridge Cir, Severance, CO 80524

Original Note Amt: \$70,000.00 **LoanType:** Conventional Residential **Interest Rate:** 4.5
Current Amount: \$65,822.08 **As Of:** 11/27/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Security Service Federal Credit Union
Current Owner: Heather C. Canales and Herman A. Canales
Grantee (Lender On Deed of Trust): Security Service Federal Credit Union
Grantor (Borrower On Deed of Trust): Heather C. Canales and Herman A. Canales

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

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-970802-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 23-0374

NED Date: 12/04/2023 **Reception #:** 4933537
Original Sale Date: 04/03/2024
Deed of Trust Date: 10/16/2019 **Recording Date:** 10/18/2019 **Reception #:** 4533552
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 1, CASCADE PARK SOUTH, SECOND FILING, COUNTY OF WELD, STATE OF COLORADO

Address: 2734 W 22ND STREET DR, GREELEY, CO 80634-7642

Original Note Amt: \$288,575.00 **LoanType:** CONVENTIONAL **Interest Rate:** 3.875
Current Amount: \$268,998.09 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.
Current Owner: BRANDON SANDOVAL
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR QUICKEN LOANS INC.
Grantor (Borrower On Deed of Trust): BRANDON SANDOVAL

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

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009964065 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 23-0375

NED Date: 12/04/2023 **Reception #:** 4933538
Original Sale Date: 04/03/2024
Deed of Trust Date: 09/03/2021 **Recording Date:** 09/07/2021 **Reception #:** 4753384
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 5, SUNSET RIDGE SUBDIVISION THIRD FILING, BEING A REPLAT OF TRACT 2, SUNSET RIDGE SUBDIVISION - FIRST FILING, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO.

Address: 917 Ponderosa Dr., Severance, CO 80550

Original Note Amt: \$396,436.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$383,062.58 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Ashley M. Welborn AND Jaime M. Welborn
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) Ashley M. Welborn AND Jaime M. Welborn

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: 23-031272 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0376

NED Date: 12/05/2023 **Reception #:** 4933746
Original Sale Date: 04/03/2024
Deed of Trust Date: 12/17/2020 **Recording Date:** 12/17/2020 **Reception #:** 4662434
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 10, RAINDANCE SUBDIVISION, SECOND FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Address: 1937 Covered Bridge Pkwy, Windsor, CO 80550-3496

Original Note Amt: \$497,280.00 **LoanType:** VA **Interest Rate:** 2.5
Current Amount: \$489,794.71 **As Of:** 10/01/2021 **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Kevin N Roark
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Gateway Mortgage Group, a division of Gateway First Bank
Grantor (Borrower On Deed of Trust) Kevin N Roark

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

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 23CO00181-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

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Foreclosure Number: 23-0377

NED Date: 12/07/2023 **Reception #:** 4934233
Original Sale Date: 04/10/2024
Deed of Trust Date: 01/06/2017 **Recording Date:** 01/18/2017 **Reception #:** 4270525
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 6, BLOCK 3, FIRST ADDITION TO WESTWOOD, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1127 32ND AVENUE, GREELEY, CO 80634

Original Note Amt: \$156,405.00 **LoanType:** FHA **Interest Rate:** 4.875
Current Amount: \$100,603.79 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: WENDI D WARD
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR UNIVERSAL LENDING CORPORATION
Grantor (Borrower On Deed of Trust) WENDI D WARD

Publication: Greeley Tribune **First Publication Date:** 02/16/2024
Last Publication Date: 03/15/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009976291 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 23-0378

NED Date: 12/07/2023 **Reception #:** 4934234
Original Sale Date: 04/10/2024
Deed of Trust Date: 11/22/2019 **Recording Date:** 12/06/2019 **Reception #:** 4547517
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, EXCEPT THE NORTH 5 FEET THEREOF, BLOCK 5, FIRST ADDITION TO WESTVIEW, COUNTY OF WELD, STATE OF COLORADO.

Address: 1145 24th Avenue Court, Greeley, CO 80634

Original Note Amt: \$450,000.00 **LoanType:** REVERST MORTGAGE **Interest Rate:** 4.236
Current Amount: \$210,051.59 **As Of:** 10/10/2022 **Interest Type:** Adjustable

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Georgia C. Brierly
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems Inc. as nominee for Open Mortgage, LLC, Its
Successors and Assigns
Grantor (Borrower On Deed of Trust) Georgia C. Brierly

Publication: Greeley Tribune **First Publication Date:** 02/16/2024
Last Publication Date: 03/15/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-970000-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 23-0379

NED Date: 12/07/2023 **Reception #:** 4934235
Original Sale Date: 04/10/2024
Deed of Trust Date: 01/26/2021 **Recording Date:** 01/27/2021 **Reception #:** 4675940
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 8, SUNFIELD SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

Address: 1385 S SUNFIELD DRIVE, MILLIKEN, CO 80543

Original Note Amt: \$310,458.00 **LoanType:** CONVENTIONAL **Interest Rate:** 2.875
Current Amount: \$293,579.95 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: DANIELLE BLACKBURN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR ACADEMY MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust) DANIELLE BLACKBURN

Publication: Greeley Tribune **First Publication Date:** 02/16/2024
Last Publication Date: 03/15/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009838368 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 23-0380

NED Date: 12/07/2023 **Reception #:** 4934236
Original Sale Date: 04/10/2024
Deed of Trust Date: 11/05/2021 **Recording Date:** 11/10/2021 **Reception #:** 4774939
Re-Recording Date **Re-Recorded #:**

Legal: THE SOUTH THIRTY-SEVEN AND ONE-HALF FEET (S 37 1/2") OF LOT 13, IN BLOCK 2, CRANFORD, IN THE CITY OF
GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 1718 11TH AVE, GREELEY, CO 80631

Original Note Amt: \$384,000.00 **LoanType:** CONVENTIONAL **Interest Rate:** 3.500
Current Amount: \$372,847.97 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
Current Owner: MIKE KREUZBERGER
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC
Grantor (Borrower On Deed of Trust) MIKE KREUZBERGER

Publication: Greeley Tribune **First Publication Date:** 02/16/2024
Last Publication Date: 03/15/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009957440 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 23-0381

NED Date: 12/08/2023 **Reception #:** 4934448
Original Sale Date: 04/10/2024
Deed of Trust Date: 07/23/2015 **Recording Date:** 07/28/2015 **Reception #:** 4128433
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 4182 YORK STREET, DACONO, CO 80514

Original Note Amt: \$233,007.00 **LoanType:** FHA **Interest Rate:** 4.625
Current Amount: \$194,565.63 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC
Current Owner: CALEB B HAYNE
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR UNIVERSAL LENDING CORPORATION
Grantor (Borrower On Deed of Trust) CALEB B HAYNE

Publication: Greeley Tribune **First Publication Date:** 02/16/2024
Last Publication Date: 03/15/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009967761 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 23-0382

NED Date: 12/08/2023 **Reception #:** 4934449
Original Sale Date: 04/10/2024
Deed of Trust Date: 12/13/2013 **Recording Date:** 01/08/2014 **Reception #:** 3988857
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 2, GLEN ROCK PLACE, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 080721429012

Address: 147 CRABAPPLE DR, WINDSOR, CO 80550

Original Note Amt: \$116,400.00 **LoanType:** Conventional **Interest Rate:** 4.5
Current Amount: \$94,109.41 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
Current Owner: Debra A. Rojas
Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.
Grantor (Borrower On Deed of Trust) Debra A. Rojas

Publication: Greeley Tribune **First Publication Date:** 02/16/2024
Last Publication Date: 03/15/2024

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

Attorney File Number: 23-030969 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0383

NED Date: 12/08/2023

Reception #: 4934450

Original Sale Date: 04/10/2024

Deed of Trust Date: 11/15/2005

Recording Date: 11/18/2005

Reception #: 3341125

Re-Recording Date

Re-Recorded #:

Legal: LOT 16, BLOCK 1, COUNTRY DAY ESTATES P.U.D. SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 925 S McKinley Ave, Fort Lupton, CO 80621

Original Note Amt: \$221,295.00

LoanType: FHA

Interest Rate: 4.125

Current Amount: \$176,146.54

As Of: 12/06/2023

Interest Type: Fixed

Current Lender (Beneficiary):	PNC Bank, National Association
Current Owner:	Randy J Richards and Colleen K Richards
Grantee (Lender On Deed of Trust):	National City Mortgage a division of National City Bank of Indiana
Grantor (Borrower On Deed of Trust)	Randy J Richards and Colleen K Richards

Publication: Greeley Tribune

First Publication Date: 02/16/2024

Last Publication Date: 03/15/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-970324-LL

Phone: (877)369-6122

Fax: (866)894-7369