

Notices of Election and Demand Filed in Weld County

From December 11, 2023 Through December 15, 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: 23-0384

NED Date: 12/11/2023 **Reception #:** 4934739
Original Sale Date: 04/10/2024
Deed of Trust Date: 10/19/2018 **Recording Date:** 10/26/2018 **Reception #:** 4441542
Re-Recording Date **Re-Recorded #:**

Legal: LOT 18, BLOCK 3, TIMBER RIDGE PUD THIRD FILING, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 080702134018

Address: 322 Windflower Way, Severance, CO 80550

Original Note Amt: \$239,112.00 **LoanType:** FHA **Interest Rate:** 5.125
Current Amount: \$221,529.16 **As Of:** 07/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: Paulson, Scott, David
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Scott David Paulson

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: 23-029774 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0385

NED Date: 12/13/2023 **Reception #:** 4935239
Original Sale Date: 04/10/2024
Deed of Trust Date: 09/07/2012 **Recording Date:** 09/13/2012 **Reception #:** 3873243
Re-Recording Date **Re-Recorded #:**

Legal: Lot 33, REPLAT OF A PORTION OF LOTS 6 THROUGH 16, AND LOTS 32 THROUGH 48, LINDALE SUBDIVISION, County of Weld, State of Colorado

Address: 1833 Dilmont Ave, Greeley, CO 80631

Original Note Amt: \$73,058.90 **LoanType:** Conventional **Interest Rate:** 4
Current Amount: \$30,359.07 **As Of:** 12/11/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Bank of Colorado
Current Owner: Joseph K. Givan
Grantee (Lender On Deed of Trust): Bank of Colorado
Grantor (Borrower On Deed of Trust): Joseph K. Givan

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

Attorney for Beneficiary: Bell, Gould, Linder & Scott, P.C.

Attorney File Number: 0 **Phone:** (970)493-8999 **Fax:**

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Foreclosure Number: 23-0386

NED Date: 12/14/2023 **Reception #:** 4935444
Original Sale Date: 04/17/2024
Deed of Trust Date: 08/19/2016 **Recording Date:** 08/25/2016 **Reception #:** 4231276
Re-Recording Date **Re-Recorded #:**

Legal: Lot 24, Block 6, Vincent's East Addition 2nd Filing, City of Fort Lupton, County of Weld, State of Colorado

Address: 1418 5th St, Fort Lupton, CO 80621

Original Note Amt: \$195,868.00 **LoanType:** FHA **Interest Rate:** 3.375
Current Amount: \$167,647.49 **As Of:** 06/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Adrian Vasquez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Adrian Vasquez

Publication: Greeley Tribune **First Publication Date:** 02/23/2024
Last Publication Date: 03/22/2024

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

Attorney File Number: CO22450 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 23-0387

NED Date: 12/14/2023 **Reception #:** 4935445
Original Sale Date: 04/17/2024
Deed of Trust Date: 12/02/2016 **Recording Date:** 12/07/2016 **Reception #:** 4260072
Re-Recording Date **Re-Recorded #:**

Legal: WEST 1/2 OF LOT 8 AND ALL OF LOTS 9 AND 10, BLOCK 2, TOWN FREDERICK, WELD COUNTY, STATE OF COLORADO.
APN #: 131131202012

Address: 426 Tipple Pkwy, Frederick, CO 80530

Original Note Amt: \$141,000.00 **LoanType:** Conventional **Interest Rate:** 3.875
Current Amount: \$137,842.25 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): SPECIALIZED LOAN SERVICING LLC
Current Owner: Linda J. Selders
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PARAMOUNT EQUITY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Linda J. Selders

Publication: Greeley Tribune **First Publication Date:** 02/23/2024
Last Publication Date: 03/22/2024

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

Attorney File Number: 23-031467 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0388

NED Date: 12/14/2023 **Reception #:** 4935446
Original Sale Date: 04/17/2024
Deed of Trust Date: 02/14/2020 **Recording Date:** 02/19/2020 **Reception #:** 4567588
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 1808 6th Street, Greeley, CO 80631

Original Note Amt: \$223,870.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$210,640.92 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: DEBBIE MEDINA
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) DEBBIE MEDINA

Publication: Greeley Tribune **First Publication Date:** 02/23/2024
Last Publication Date: 03/22/2024

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

Attorney File Number: 22-028776 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0389

NED Date: 12/15/2023 **Reception #:** 4935656
Original Sale Date: 04/17/2024
Deed of Trust Date: 05/23/2023 **Recording Date:** 05/24/2023 **Reception #:** 4900004
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 5, SPACIOUS LIVING FILING NO. 4, A SUBDIVISION OF THE TOWN OF LOCHBUIE, COUNTY OF WELD,
STATE OF COLORADO.

APN #: 147331309018

Address: 520 Willow Ct, Lochbuie, CO 80603

Original Note Amt: \$333,841.00 **LoanType:** FHA **Interest Rate:** 6.75
Current Amount: \$333,553.57 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Aaron Thomas Brock
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) Aaron Thomas Brock

Publication: Greeley Tribune **First Publication Date:** 02/23/2024
Last Publication Date: 03/22/2024

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

Attorney File Number: 23-031441 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0390

NED Date: 12/15/2023 **Reception #:** 4935657
Original Sale Date: 04/17/2024
Deed of Trust Date: 03/30/2015 **Recording Date:** 04/06/2015 **Reception #:** 4096040
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 10, CLEARVIEW PUD, FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

Address: 426 Hawthorne Avenue, Johnstown, CO 80534

Original Note Amt: \$260,200.00 **LoanType:** FHA **Interest Rate:** 3.750
Current Amount: \$214,811.63 **As Of:** 12/12/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Frank J. Romero and Karolyn K. Staats
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financing Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Frank J. Romero and Karolyn K. Staats

Publication: Greeley Tribune **First Publication Date:** 02/23/2024
Last Publication Date: 03/22/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-971198-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 23-0391

NED Date: 12/15/2023 **Reception #:** 4935658
Original Sale Date: 04/17/2024
Deed of Trust Date: 10/31/2019 **Recording Date:** 11/01/2019 **Reception #:** 4537568
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 30, SETTLERS VILLAGE, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 105912044020

Address: 718 South Depot Drive, Milliken, CO 80543

Original Note Amt: \$319,127.00 **LoanType:** FHA **Interest Rate:** 4.375
Current Amount: \$298,439.05 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Alex S. Parra
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Alex S. Parra

Publication: Greeley Tribune **First Publication Date:** 02/23/2024
Last Publication Date: 03/22/2024

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

Attorney File Number: 23-029290 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0392

NED Date: 12/15/2023 **Reception #:** 4935659
Original Sale Date: 04/17/2024
Deed of Trust Date: 05/05/2020 **Recording Date:** 05/14/2020 **Reception #:** 4590268
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 15, GILL, COUNTY OF WELD, STATE OF COLORADO. AND THAT PORTION OF THE WEST 10 FEET OF VACATED 4TH STREET IN THE TOWN OF GILL, COUNTY OF WELD, STATE OF COLORADO, LYING ADJACENT TO LOT 10, BLOCK 15, IN THE TOWN OF GILL, AS VACATED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, RECORDED OCTOBER 8, 1980 IN BOOK 916 AT RECEPTION NO. 1838388, COUNTY OF WELD, STATE OF COLORADO. _x000D_
Parcel ID Number: 080127316004

Address: 31179 4TH ST, GILL, CO 80624

Original Note Amt: \$174,775.00 **LoanType:** FHA **Interest Rate:**
Current Amount: \$135,576.17 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: RALPH MANZANARES, JR.
Grantee (Lender On Deed of Trust): GROUP MORTGAGE, LLC
Grantor (Borrower On Deed of Trust): RALPH MANZANARES, JR.

Publication: Greeley Tribune **First Publication Date:** 02/23/2024
Last Publication Date: 03/22/2024

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

Attorney File Number: 22-028723 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0393

NED Date: 12/15/2023 **Reception #:** 4935660
Original Sale Date: 04/17/2024
Deed of Trust Date: 10/12/2018 **Recording Date:** 10/22/2018 **Reception #:** 4440199
Re-Recording Date **Re-Recorded #:**

Legal: LOT 12, BLOCK 170, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO, TOGETHER WITH THAT PORTION OF GOLDEN STREET AS VACATED BY ORDINANCE NO. 1052-97, RECORDED JUNE 24, 1997 IN BOOK 1612 AS RECEPTION NO. 2554761, COUNTY OF WELD, STATE OF COLORADO.
APN #: 0961-20-3-23-007

Address: 3614 Golden Street, Evans, CO 80620

Original Note Amt: \$230,743.00 **LoanType:** FHA **Interest Rate:** 5.75
Current Amount: \$207,040.61 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Timothy W. Risley AND Travis Morgan
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Timothy W. Risley AND Travis Morgan

Publication: Greeley Tribune **First Publication Date:** 02/23/2024
Last Publication Date: 03/22/2024

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

Attorney File Number: 23-030059 **Phone:** (855)263-9295 **Fax:** (303)706-9994