Notices of Election and Demand Filed in Weld County

From December 18, 2023 Through December 22, 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: 23-0394

NED Date: 12/19/2023 **Reception #:** 4936138

Original Sale Date: 04/17/2024

Deed of Trust Date: 05/27/2022 **Recording Date:** 06/16/2022 **Reception #:** 4835645

Re-Recording Date Re-Recorded #:

Legal: LOT 6, BLOCK 7, HIGHPLAINS PUD, FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

APN #: 147136423006

Address: 155 Valdai Street, Lochbuie, CO 80603

Original Note Amt:\$397,664.00LoanType:FHAInterest Rate:5.5Current Amount:\$391,847.32As Of:08/01/2023Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Adriana Gonzales AND Miguel Vega-Molina

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NFM,

INC. DBA NFM LENDING, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Adriana Gonzales AND Miguel Vega-Molina

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: 23-031440 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0395

NED Date: 12/20/2023 **Reception #:** 4936359

Original Sale Date: 04/17/2024

Deed of Trust Date: 09/19/2019 **Recording Date:** 09/20/2019 **Reception #:** 4525419

Re-Recording Date Re-Recorded #:

Legal: LOT 17, BLOCK 3, WAL MAR THIRD SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 105911303017

Address: 361 E. Holly Street, Milliken, CO 80543

Original Note Amt:\$322,942.00LoanType:FHAInterest Rate:4.375Current Amount:\$301,711.25As Of:08/01/2023Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Edgar T. Carlson

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) Edgar T. Carlson

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:
 23-031450
 Phone:
 (855)263-9295
 Fax:
 (303)706-9994

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4936360

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Foreclosure Number: 23-0396

NED Date: 12/20/2023 Reception #:

Original Sale Date: 04/17/2024

Deed of Trust Date: 06/14/2021 **Recording Date:** 06/18/2021 **Reception #:** 4727417

Re-Recording Date Re-Recorded #:

Legal: Condominium Unit 1303, Building 13, West Fork Village, City of Greeley, Weld County, Colorado, a Condominium Community, according to the Thirteenth Supplemental Condominium Map thereof recorded May 11, 2004 at Reception No. 3179311, and the Condominium Declaration recorded October 22, 2002 at Reception No. 2998232, and fifteenth Amendment recorded May 11, 2004 at

Reception No. 3179310, in the Records of the Clerk and Recorder of the County of Weld, State of Colorado.

Address: 5775 29th St Unit 1303, Greeley, CO 80634

Original Note Amt:\$201,500.00LoanType:FNMAInterest Rate:3.500Current Amount:\$194,305.47As Of:12/15/2023Interest Type:Fixed

Current Lender (Beneficiary): Citizens Bank, N.A.

Current Owner: Ralph K. Foster and Sharon K. Foster

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Professional

Mortgage Source LLC, its successors and assigns

Grantor (Borrower On Deed of Trust) Ralph K. Foster and Sharon K. Foster

 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: CO22654 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 23-0397

NED Date: 12/22/2023 **Reception #:** 4936935

Original Sale Date: 04/24/2024

Deed of Trust Date: 10/05/2016 **Recording Date:** 10/05/2016 **Reception #:** 4242691

Re-Recording Date Re-Recorded #:

Legal: LOT 16, BLOCK 13, ASHCROFT HEIGHTS-THIRD FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

APN #: 095923036016

Address: 3525 Powderkeg Dr, Evans, CO 80620

Original Note Amt:\$235,653.00LoanType:FHAInterest Rate:4.5Current Amount:\$206,761.80As Of:08/01/2023Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Beardsley, Bruce

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) Bruce Beardsley

Publication:Greeley TribuneFirst Publication Date:03/01/2024

Last Publication Date: 03/29/2024

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

Attorney File Number: 23-031460 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0398

NED Date: 12/22/2023 **Reception #:** 4936922

Original Sale Date: 04/24/2024

Deed of Trust Date: 04/16/2019 **Recording Date:** 04/17/2019 **Reception #:** 4481903

Re-Recording Date Re-Recorded #:

Legal: TRACT OR LOT 6, HUNT AND CLAYTON'S TRACT ADJOINING PIERCE, AS SET FORTH ON

THE LAND SURVEY PLAT RECORDED DECEMBER 7, 2000 AT RECEPTION NO. 2811841, BEING A PORTION OF THE SW1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 66 WEST

OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

Manufactured Home Information

Manufacturer: Make: SCHULT Model: 4828-48 Model Year: 1999

Serial Number: P292690AB

Address: 16107 County Road 90, Pierce, CO 80650

Original Note Amt:\$265,109.00LoanType:FHAInterest Rate:2.875Current Amount:\$259,494.36As Of:08/01/2023Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Levi Loveland

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) Levi Loveland

Publication:Greeley TribuneFirst Publication Date:03/01/2024

Last Publication Date: 03/29/2024

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

Attorney File Number: 23-031444 **Phone:** (855)263-9295 **Fax:** (303)706-9994