

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: 23-0396

NED Date: 12/20/2023 **Reception #:** 4936360
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: \$201,500.00 **LoanType:** FNMA **Interest Rate:** 3.500
Current Amount: \$194,305.47 **As Of:** 12/15/2023 **Interest 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: \$235,653.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$206,761.80 **As Of:** 08/01/2023 **Interest 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 Tribune **First 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: \$265,109.00

LoanType: FHA

Interest Rate: 2.875

Current Amount: \$259,494.36

As Of: 08/01/2023

Interest 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 Tribune

First 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

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