

Notices of Election and Demand Filed in Weld County

From December 25, 2023 Through December 29, 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: 23-0399

NED Date: 12/27/2023 **Reception #:** 4937165
Original Sale Date: 04/24/2024
Deed of Trust Date: 02/24/2022 **Recording Date:** 03/10/2022 **Reception #:** 4809264
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 30, SETTLERS VILLAGE, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

Address: 727 S PRAIRIE DR, MILLIKEN, CO 80543-3192

Original Note Amt: \$359,100.00 **LoanType:** CONVENTIONAL **Interest Rate:** 2.875
Current Amount: \$356,572.79 **As Of:** 08/01/2022 **Interest Type:** Adjustable

Current Lender (Beneficiary): ONSLOW BAY FINANCIAL LLC
Current Owner: LEA GOOSSEN
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) LEA GOOSSEN

Publication: Greeley Tribune **First Publication Date:** 03/01/2024
Last Publication Date: 03/29/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009974536 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 23-0400

NED Date: 12/27/2023 **Reception #:** 4937166
Original Sale Date: 04/24/2024
Deed of Trust Date: 12/14/2021 **Recording Date:** 12/16/2021 **Reception #:** 4785465
Re-Recording Date **Re-Recorded #:**

Legal: LOT 37, BLOCK 29, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.
PARCEL ID NUMBER: 147136031037

Address: 51 Shenandoah Way, Lochbuie, CO 80603

Original Note Amt: \$432,030.00 **LoanType:** FHA **Interest Rate:** 3.25
Current Amount: \$427,018.46 **As Of:** 09/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: Gisselle Holguin Alvarez AND Sergio Luna
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
ResMac, Inc, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Gisselle Holguin Alvarez AND Sergio Luna

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: 23-031377 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0401

NED Date: 12/29/2023 **Reception #:** 4937597
Original Sale Date: 05/01/2024
Deed of Trust Date: 05/13/2019 **Recording Date:** 05/15/2019 **Reception #:** 4489188
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 1, VILLAGE EAST SUBDIVISION, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Address: 602 Cherryridge Dr, Windsor, CO 80550

Original Note Amt: \$353,479.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: \$330,443.95 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Brianna L Burman AND Matthew S Burman
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NETWORK FUNDING, L.P., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Brianna L Burman AND Matthew S Burman

Publication: Greeley Tribune **First Publication Date:** 03/08/2024
Last Publication Date: 04/05/2024

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

Attorney File Number: 23-031497 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 23-0402

NED Date: 12/29/2023 **Reception #:** 4937598
Original Sale Date: 05/01/2024
Deed of Trust Date: 02/02/2018 **Recording Date:** 02/05/2018 **Reception #:** 4373240
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 5, CLEARVIEW PUD, FOURTH FILING, TOWN OF JOHNSON, COUNTY OF WELD, STATE OF COLORADO.
APN #: 106112133015

Address: 3243 Tamarac Lane, Johnstown, CO 80534

Original Note Amt: \$295,000.00 **LoanType:** Conventional **Interest Rate:** 2.875
Current Amount: \$303,354.13 **As Of:** 02/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): SPECIALIZED LOAN SERVICING LLC
Current Owner: Ryan Gillotte
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITYWIDE HOME LOANS, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Ryan Gillotte

Publication: Greeley Tribune **First Publication Date:** 03/08/2024
Last Publication Date: 04/05/2024

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

Attorney File Number: 23-031501 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 23-0403

NED Date: 12/29/2023 **Reception #:** 4937599
Original Sale Date: 05/01/2024
Deed of Trust Date: 06/06/2022 **Recording Date:** 07/08/2022 **Reception #:** 4840642**
Re-Recording Date **Re-Recorded #:**

Legal: The North 200 feet of the West Half of Block 17, except the North 85 feet, in the Town of Keenesburg, County of Weld, State of Colorado. Keenesburg, County

* *The deed of trust legal description was corrected by an Affidavit of Correction recorded on 11/29/2023 at Reception No. 4932964, in the records of Weld County, State of Colorado.

Address: 440 S Pine St, Keenesburg, CO 80643

Original Note Amt: \$10,000.00 **LoanType:** HELOC **Interest Rate:** 10.990
Current Amount: \$10,000.00 **As Of:** 12/21/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Coastal Community Bank
Current Owner: Trevor Angell
Grantee (Lender On Deed of Trust): Coastal Community Bank
Grantor (Borrower On Deed of Trust): Trevor Angell

Publication: Greeley Tribune **First Publication Date:** 03/08/2024
Last Publication Date: 04/05/2024

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

Attorney File Number: CO22373 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 23-0404

NED Date: 12/29/2023 **Reception #:** 4937600
Original Sale Date: 05/01/2024
Deed of Trust Date: 07/27/2021 **Recording Date:** 08/12/2021 **Reception #:** 4745331
Re-Recording Date **Re-Recorded #:**

Legal: LOT 13, BLOCK 14, EVANS PLACE PUD FILING 2 SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 508 Depot Ave, Keenesburg, CO 80643

Original Note Amt: \$416,221.00 **LoanType:** FHA **Interest Rate:** 4.25
Current Amount: \$402,505.00 **As Of:** 08/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION
Current Owner: Kevin M Rosiek and Emily R Rosiek
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cherry Creek Mortgage, LLC
Grantor (Borrower On Deed of Trust): Kevin M Rosiek and Emily R Rosiek

Publication: Greeley Tribune **First Publication Date:** 03/08/2024
Last Publication Date: 04/05/2024

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 23CO00565-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709