

Notices of Election and Demand Filed in Weld County

From January 01, 2024 Through January 05, 2024

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: 24-0001

NED Date: 01/03/2024 **Reception #:** 4938101
Original Sale Date: 05/01/2024
Deed of Trust Date: 09/17/2021 **Recording Date:** 09/23/2021 **Reception #:** 4759049
Re-Recording Date **Re-Recorded #:**

Legal: THE NORTH 6 FEET OF LOT 29, AND ALL OF LOTS 30, 31 AND 32, IN BLOCK 3, CLARK AND HILL'S ADDITION TO THE TOWN OF KERSEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 203 4th St., Kersey, CO 80644

Original Note Amt: \$200,000.00 **LoanType:** FNMA **Interest Rate:** 3.250
Current Amount: \$193,599.28 **As Of:** 11/13/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Matrix Finacial Services Corporation
Current Owner: Marilyn Pargas-Peters
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Cherry Creek Mortgage, LLC
Grantor (Borrower On Deed of Trust) Marilyn Pargas-Peters

Publication: Greeley Tribune **First Publication Date:** 03/08/2024
Last Publication Date: 04/05/2024
Attorney for Beneficiary: THE SAYER LAW GROUP, P.C.
Attorney File Number: CO230139 **Phone:** (303)353-2965 **Fax:** (303)632-8183

Foreclosure Number: 24-0002

NED Date: 01/04/2024 **Reception #:** 4938286
Original Sale Date: 05/08/2024
Deed of Trust Date: 01/07/2022 **Recording Date:** 01/17/2022 **Reception #:** 4794340
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, BLOCK 7, VIRGINIA HILLS, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 4114 West 21st Street Road, Greeley, CO 80634

Original Note Amt: \$389,193.00 **LoanType:** FHA **Interest Rate:** 7.500
Current Amount: \$379,175.64 **As Of:** 11/30/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): National Cooperative Bank, N.A.
Current Owner: Alma Delia Orona
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) Alma Delia Orona

Publication: Greeley Tribune **First Publication Date:** 03/15/2024
Last Publication Date: 04/12/2024
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-23-971174-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 24-0003

NED Date: 01/04/2024 **Reception #:** 4938287
Original Sale Date: 05/08/2024
Deed of Trust Date: 05/22/2018 **Recording Date:** 06/01/2018 **Reception #:** 4403668
Re-Recording Date **Re-Recorded #:**

Legal: Lot 21, Block 1, Country Club West Filing No. 2, a subdivision of the City of Greeley, County of Weld, State of Colorado.

Address: 1306 51st Avenue Court, Greeley, CO 80634

Original Note Amt: \$220,000.00 **LoanType:** CONV **Interest Rate:** 4
Current Amount: \$198,517.29 **As Of:** 08/01/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): Alliant Credit Union
Current Owner: Neil J. Pelzer
Grantee (Lender On Deed of Trust): Alliant Credit Union
Grantor (Borrower On Deed of Trust): Neil J. Pelzer

Publication: Greeley Tribune **First Publication Date:** 03/15/2024
Last Publication Date: 04/12/2024

Attorney for Beneficiary: Randall S. Miller & Associates PC

Attorney File Number: 23CO00589-1 **Phone:** (720) 25-9 8626 **Fax:** (720) 25-96709

Foreclosure Number: 24-0004

NED Date: 01/04/2024 **Reception #:** 4938288
Original Sale Date: 05/08/2024
Deed of Trust Date: 02/27/2014 **Recording Date:** 03/05/2014 **Reception #:** 4000140
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 23 AND 24, BLOCK 9, ARLINGTON HEIGHTS, CITY OF GREELEY, TOGETHER WITH AN EASEMENT FOR DRIVEWAY OVER THE SOUTH 10 FEET OF LOT 22 IN SAID BLOCK 9, IN COMMON WITH THE OWNER OF SAID LOT 22, COUNTY OF WELD, STATE OF COLORADO.

Address: 1845 7th Avenue, Greeley, CO 80631

Original Note Amt: \$367,500.00 **LoanType:** REVERSE MORTGAGE **Interest Rate:** 7.664
Current Amount: \$235,243.48 **As Of:** 08/24/2023 **Interest Type:** Adjustable

Current Lender (Beneficiary): Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc.
Current Owner: Linda L. Sergent
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Reverse Mortgage Solutions, Inc. dba Security 1 Lending, Its Successors and Assigns
Grantor (Borrower On Deed of Trust): Linda L. Sergent

Publication: Greeley Tribune **First Publication Date:** 03/15/2024
Last Publication Date: 04/12/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-23-972352-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

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Foreclosure Number: 24-0005

NED Date: 01/05/2024

Reception #: 4938481

Original Sale Date: 05/08/2024

Deed of Trust Date: 01/03/2003

Recording Date: 01/09/2003

Reception #: 3022377

Re-Recording Date

Re-Recorded #:

Legal: LOT 12, BLOCK 4, KERNS SUBDIVISION, A SUBDIVISION TO THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

Address: 321 Locust St, Windsor, CO 80550

Original Note Amt: \$100,000.00

LoanType: CONV

Interest Rate: 3.500

Current Amount: \$65,746.71

As Of: 12/29/2023

Interest Type: Fixed

Current Lender (Beneficiary):	Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2022-2 Participation Interest Trust
Current Owner:	Daren Sowder
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Capital Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust)	David W. Sowder

Publication: Greeley Tribune

First Publication Date: 03/15/2024

Last Publication Date: 04/12/2024

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

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