

# Notices of Election and Demand Filed in Weld County

From January 15, 2024 Through January 19, 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:** 24-0018

**NED Date:** 01/17/2024      **Reception #:** 4939944  
**Original Sale Date:** 05/15/2024  
**Deed of Trust Date:** 07/17/2014      **Recording Date:** 07/29/2014      **Reception #:** 4034094  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 7, SECOND REPLAT OF WOODBRIAR SECOND FILING, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095912325002

**Address:** 2931 W 18th St, Greeley, CO 80634

**Original Note Amt:** \$179,685.00      **LoanType:** FHA      **Interest Rate:** 4.375  
**Current Amount:** \$126,822.18      **As Of:** 08/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** WELLS FARGO BANK, N.A.  
**Current Owner:** Aaron Bauman  
**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):** Aaron Bauman

**Publication:** Greeley Tribune      **First Publication Date:** 03/22/2024  
**Last Publication Date:** 04/19/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 23-031555      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 24-0019

**NED Date:** 01/17/2024      **Reception #:** 4939945  
**Original Sale Date:** 05/15/2024  
**Deed of Trust Date:** 04/08/2022      **Recording Date:** 04/11/2022      **Reception #:** 4817497  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 129, Promontory Imagine School Third Filing, City Of Greeley, County of Weld, State of Colorado

**Address:** 10300 18th Street, Greeley, CO 80634

**Original Note Amt:** \$451,835.00      **LoanType:** FHA      **Interest Rate:** 4.990  
**Current Amount:** \$444,585.05      **As Of:** 01/09/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** New American Funding, LLC FKA Broker Solutions Inc., DBA New American Funding  
**Current Owner:** Karina Taren Marquez Gonzalez and Mario Alonzo Marquez Gonzalez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Broker Solutions, Inc., dba New American Funding, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Karina Taren Marquez Gonzalez and Mario Alonzo Marquez Gonzalez

**Publication:** Greeley Tribune      **First Publication Date:** 03/22/2024  
**Last Publication Date:** 04/19/2024  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO21933      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

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**Foreclosure Number:** 24-0020

**NED Date:** 01/17/2024      **Reception #:** 4939946  
**Original Sale Date:** 05/15/2024  
**Deed of Trust Date:** 08/07/2015      **Recording Date:** 08/13/2015      **Reception #:** 4133338  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** The North 38 feet of the West 90 feet of Lot 5, in Block 74, in the City of Greeley, County of Weld, State of Colorado.

**Address:** 1016 12th Avenue, Greeley, CO 80631

**Original Note Amt:** \$133,190.00      **LoanType:** FHA      **Interest Rate:** 4.000  
**Current Amount:** \$112,307.70      **As Of:** 12/02/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** Kenneth Shaffer and Alisia Shaffer  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financing Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Kenneth Shaffer and Alisia Shaffer

**Publication:** Greeley Tribune      **First Publication Date:** 03/22/2024  
**Last Publication Date:** 04/19/2024

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48120301      **Phone:** (877)353-2146      **Fax:**

**Foreclosure Number:** 24-0021

**NED Date:** 01/18/2024      **Reception #:** 4940211  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 11/18/2020      **Recording Date:** 11/30/2020      **Reception #:** 4655501  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 10, MARY C. PARISH ADDITION TO THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 215 North 1st Street, Johnstown, CO 80534

**Original Note Amt:** \$289,656.00      **LoanType:** FHA      **Interest Rate:** 2.875  
**Current Amount:** \$276,814.07      **As Of:** 10/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Phillip Vigil  
**Grantee (Lender On Deed of Trust):** AMERICAN FINANCING CORPORATION  
**Grantor (Borrower On Deed of Trust):** Phillip Vigil

**Publication:** Greeley Tribune      **First Publication Date:** 03/29/2024  
**Last Publication Date:** 04/26/2024

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

**Attorney File Number:** 22-028272      **Phone:** (855)263-9295      **Fax:** (303)706-9994

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**Foreclosure Number:** 24-0022

**NED Date:** 01/18/2024

**Reception #:** 4940212

**Original Sale Date:** 05/22/2024

**Deed of Trust Date:** 03/03/2022

**Recording Date:** 03/29/2022

**Reception #:** 4814065

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 12, BLOCK 2, JEHOREK-STERKEL SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 503 Melody Lane, Platteville, CO 80651

**Original Note Amt:** \$570,000.00

**LoanType:** REVERSE FHA

**Interest Rate:** 8.000

**Current Amount:** \$169,373.39

**As Of:** 01/16/2024

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** Carrington Mortgage Services LLC

**Current Owner:** Cynthia I. James

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Reverse Mortgage Funding LLC, its successors and assigns

**Grantor (Borrower On Deed of Trust)** Cynthia I. James

**Publication:** Greeley Tribune

**First Publication Date:** 03/29/2024

**Last Publication Date:** 04/26/2024

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

**Attorney File Number:** CO22716

**Phone:** (303) 27-40155

**Fax:** (303) 27-40159

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**Foreclosure Number:** 24-0023

**NED Date:** 01/18/2024

**Reception #:** 4940213

**Original Sale Date:** 05/22/2024

**Deed of Trust Date:** 06/17/2021

**Recording Date:** 06/21/2021

**Reception #:** 4727609

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOTS 1, 2, 3, AND 4, BLOCK 1, TOGETHER WITH THE VACATED NORTH 20 FEET OF MILTON STREET ADJACENT TO SAID LOTS AS VACATED BY RESOLUTION RECORDED SEPTEMBER 29, 1998 AT RECEPTION NO. 2643220, TOWN OF BRIGGS DALE, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 054528204003

**Address:** 125 Milton St, Briggsdale, CO 80611

**Original Note Amt:** \$247,926.00

**LoanType:** FHA

**Interest Rate:** 3.25

**Current Amount:** \$237,284.27

**As Of:** 09/01/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Larson, Ashten
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Ashten Larson

**Publication:** Greeley Tribune

**First Publication Date:** 03/29/2024

**Last Publication Date:** 04/26/2024

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

**Attorney File Number:** 24-031638

**Phone:** (855)263-9295

**Fax:** (303)706-9994

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From January 15, 2024 Through January 19, 2024

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**Foreclosure Number:** 24-0024

**NED Date:** 01/18/2024      **Reception #:** 4940214  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 06/01/2022      **Recording Date:** 06/02/2022      **Reception #:** 4832035  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 45, BLOCK 5, RIVERVIEW FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.  
APN #: 096121210045 PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 1/11/2024 AT RECEPTION NO. 4939377 TO CORRECT LEGAL DESCRIPTION.

**Address:** 2812 Arbor Avenue, Greeley, CO 80631

**Original Note Amt:** \$353,479.00      **LoanType:** FHA      **Interest Rate:** 5.375  
**Current Amount:** \$348,191.06      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Jennifer Salas-Renteria AND Lorenzo Portillo  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Jennifer Salas-Renteria AND Lorenzo Portillo

**Publication:** Greeley Tribune      **First Publication Date:** 03/29/2024  
**Last Publication Date:** 04/26/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-031621      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 24-0025

**NED Date:** 01/19/2024      **Reception #:** 4940395  
**Original Sale Date:** 05/22/2024  
**Deed of Trust Date:** 11/30/2021      **Recording Date:** 12/02/2021      **Reception #:** 4781405  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 2, WEST SIDE ADDITION TO PIERCE, COUNTY OF WELD, STATE OF COLORADO.

APN #: 055327113007

**Address:** 631 W Park Ave, Pierce, CO 80650

**Original Note Amt:** \$417,302.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$403,224.68      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Jamie M Schwindt AND Lonnie J Emerson  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Jamie M Schwindt AND Lonnie J Emerson

**Publication:** Greeley Tribune      **First Publication Date:** 03/29/2024  
**Last Publication Date:** 04/26/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 24-031628      **Phone:** (855)263-9295      **Fax:** (303)706-9994

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**Foreclosure Number:** 24-0026

**NED Date:** 01/19/2024

**Reception #:** 4940396

**Original Sale Date:** 05/22/2024

**Deed of Trust Date:** 04/18/2022

**Recording Date:** 04/19/2022

**Reception #:** 4820062

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 7, PROMONTORY IMAGINE SCHOOL THIRD FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1849 106TH AVENUE, Greeley, CO 80634

**Original Note Amt:** \$483,000.00

**LoanType:** FHA

**Interest Rate:** 4.375

**Current Amount:** \$472,987.78

**As Of:** 09/01/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	Luis Alberto Diaz
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
<b>Grantor (Borrower On Deed of Trust)</b>	Luis Alberto Diaz

**Publication:** Greeley Tribune

**First Publication Date:** 03/29/2024

**Last Publication Date:** 04/26/2024

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

**Attorney File Number:** 24-031631

**Phone:** (855)263-9295

**Fax:** (303)706-9994

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**Foreclosure Number:** 24-0027

**NED Date:** 01/19/2024

**Reception #:** 4940397

**Original Sale Date:** 05/22/2024

**Deed of Trust Date:** 07/19/2019

**Recording Date:** 07/26/2019

**Reception #:** 4509137

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE LEGAL DESCRIPTION

**Address:** 7733 COUNTY RD 24, LONGMONT, CO 80504

**Original Note Amt:** \$186,711.00

**LoanType:** FHA

**Interest Rate:** 4.125

**Current Amount:** \$173,323.69

**As Of:** 07/01/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
<b>Current Owner:</b>	DUGAN FLYNN
<b>Grantee (Lender On Deed of Trust):</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN FINANCING CORPORATION
<b>Grantor (Borrower On Deed of Trust)</b>	DUGAN FLYNN

**Publication:** Greeley Tribune

**First Publication Date:** 03/29/2024

**Last Publication Date:** 04/26/2024

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman , LLP

**Attorney File Number:** 00000009973041

**Phone:** (303)350-3711

**Fax:** (303)813-1107