

# Notices of Election and Demand Filed in Weld County

From January 29, 2024 Through February 02, 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:** 24-0028

**NED Date:** 01/29/2024      **Reception #:** 4941606  
**Original Sale Date:** 05/29/2024  
**Deed of Trust Date:** 02/21/2020      **Recording Date:** 03/05/2020      **Reception #:** 4572100  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 3, COYOTE CREEK FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 470 CLUBHOUSE DR, FORT LUPTON, CO 80621

**Original Note Amt:** \$321,615.00      **LoanType:** FHA      **Interest Rate:** 4.250  
**Current Amount:** \$302,099.90      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** LUCAS WADE MEWBOURN AND CHRISTA MARIE MEWBOURN  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC  
**Grantor (Borrower On Deed of Trust)** LUCAS WADE MEWBOURN AND CHRISTA MARIE MEWBOURN

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

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman , LLP  
**Attorney File Number:** 00000010016897      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 24-0029

**NED Date:** 01/29/2024      **Reception #:** 4941605  
**Original Sale Date:** 05/29/2024  
**Deed of Trust Date:** 12/31/2020      **Recording Date:** 01/11/2021      **Reception #:** 4669644  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 12, BLOCK 171, TOWN OF EVANS, TOGETHER WITH THE EASTERLY 10 FEET OF VACATED BOULDER STREET, AS  
VACATED BY ORDINANCE NO. 1052-97 AND RECORDED JUNE 24, 1997 AT RECEPTION NO. 2554761, COUNTY OF  
WELD, STATE OF COLORADO.

**Address:** 3616 BOULDER ST, EVANS, CO 80620-2225

**Original Note Amt:** \$252,830.00      **LoanType:** FHA      **Interest Rate:** 2.625  
**Current Amount:** \$238,014.36      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC  
**Current Owner:** BENJAMIN CARROLL  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR GATEWAY MORTGAGE GROUP, A DVISION OF GATEWAY FIRST  
BANK  
**Grantor (Borrower On Deed of Trust)** BENJAMIN CARROLL

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

**Attorney for Beneficiary:** Barrett, Frappier & Weisserman , LLP  
**Attorney File Number:** 00000010016988      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 24-0030

**NED Date:** 01/29/2024      **Reception #:** 4941607  
**Original Sale Date:** 05/29/2024  
**Deed of Trust Date:** 02/28/2008      **Recording Date:** 06/16/2008      **Reception #:** 3560787  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 41, BLOCK 7, MINOR CORRECTIONS TO RESUBDIVISION OF WEST HILL-N-PARK 3RD FILING, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 4728 EVERGLADE COURT, GREELEY, CO 80634

**Original Note Amt:** \$105,839.00      **LoanType:** FHA      **Interest Rate:** 3.750  
**Current Amount:** \$86,954.37      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PHH MORTGAGE CORPORATION  
**Current Owner:** EFRAIN ARELLANO  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR ASSURITY FINANCIAL SERVICES, LLC  
**Grantor (Borrower On Deed of Trust)** EFRAIN ARELLANO

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

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

**Attorney File Number:** 00000010021673      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 24-0031

**NED Date:** 01/29/2024      **Reception #:** 4941608  
**Original Sale Date:** 05/29/2024  
**Deed of Trust Date:** 11/07/1997      **Recording Date:** 11/13/1997      **Reception #:** 2578891  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LAND SITUATED IN THE CITY OF DACONO, WELD COUNTY, COLORADO DESCRIBED AS: LOT 25, BLOCK 11, GLENS OF DACONO, UNIT NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1201 Mac Kenzie Court, Dacono, CO 80514

**Original Note Amt:** \$52,000.00      **LoanType:** Conventional Residential      **Interest Rate:** 3.625  
**Current Amount:** \$43,515.98      **As Of:** 04/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** New Residential Mortgage Loan Trust 2016-4  
**Current Owner:** Richard A. Maes  
**Grantee (Lender On Deed of Trust):** 1st Financial Mortgage Corp.  
**Grantor (Borrower On Deed of Trust)** Richard A. Maes, Terri A. Maes

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

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-23-963527-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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**Foreclosure Number:** 24-0032

**NED Date:** 01/29/2024      **Reception #:** 4941609  
**Original Sale Date:** 05/29/2024  
**Deed of Trust Date:** 04/24/2003      **Recording Date:** 05/14/2003      **Reception #:** 3062395  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 4, WAL MAR THIRD SUBDIVISION, TO THE TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO

**Address:** 360 E HOLLY ST, MILLIKEN, CO 80543

**Original Note Amt:** \$214,737.21      **LoanType:** CONVENTIONAL      **Interest Rate:** 9.890  
**Current Amount:** \$321,626.49      **As Of:** 02/28/2023      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Legacy Mortgage Asset Trust 2021-GS2  
**Current Owner:** ANTONIO R. PALACIO AND BRENDA PALACIO  
**Grantee (Lender On Deed of Trust):** BENEFICIAL MORTGAGE CO. OF COLORADO  
**Grantor (Borrower On Deed of Trust):** ANTONIO R. PALACIO AND BRENDA PALACIO

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

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

**Attorney File Number:** 00000009860222      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 24-0033

**NED Date:** 01/29/2024      **Reception #:** 4941610  
**Original Sale Date:** 05/29/2024  
**Deed of Trust Date:** 05/29/2015      **Recording Date:** 06/03/2015      **Reception #:** 4112353  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 1, SECOND REPLAT OF GOVERNOR'S RANCH SUBDIVISION THIRD FILING TO THE TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1676 PLAINS DRIVE, EATON, CO 80615

**Original Note Amt:** \$372,997.00      **LoanType:** CONVENTIONAL FARM      **Interest Rate:** 3.750  
**Current Amount:** \$305,895.13      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** TERRY M. BERTRAM JR AND MARY N. BERTRAM  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHSTAR BANK OF TEXAS  
**Grantor (Borrower On Deed of Trust):** TERRY M. BERTRAM JR AND MARY N. BERTRAM

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

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

**Attorney File Number:** 00000010023562      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 24-0034

**NED Date:** 01/30/2024      **Reception #:** 4941840  
**Original Sale Date:** 05/29/2024  
**Deed of Trust Date:** 07/31/2020      **Recording Date:** 08/04/2020      **Reception #:** 4616034  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot C of Recorded Exemption No. 0801-29-02 RE-3991 recorded July 21, 2005 at Reception No. 3305167, being a part of the Northwest Quarter of Section 29, Township 6 North, Range 64 West of the 6th P.M., County of Weld, State of Colorado

**Address:** 25498 County Road 66, Greeley, CO 80631

**Original Note Amt:** \$114,600.00      **LoanType:** Conventional      **Interest Rate:** 4.25  
**Current Amount:** \$113,453.00      **As Of:** 01/15/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Colorado Credit Union  
**Current Owner:** Clayton Arnold Good and Audrey R. Good  
**Grantee (Lender On Deed of Trust):** Colorado Credit Union  
**Grantor (Borrower On Deed of Trust):** Clayton Arnold Good and Audrey R. Good

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

**Attorney for Beneficiary:** Harry L. Simon P.C.

**Attorney File Number:** 0      **Phone:** (303) 75-86601      **Fax:** (303) 75-86540

**Foreclosure Number:** 24-0035

**NED Date:** 01/30/2024      **Reception #:** 4941841  
**Original Sale Date:** 05/29/2024  
**Deed of Trust Date:** 06/30/2010      **Recording Date:** 07/01/2010      **Reception #:** 3703153  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 5, 6, AND 7, BLOCK 18, IN THE TOWN OF GILL, WELD COUNTY COLORADO, AND THAT PORTION OF THE ALLEY FROM THE CENTERLINE TO THE EAST PROPERTY LINE OF LOTS 5, 6 AND 7, TOGETHER WITH THAT PORTION OF THE EAST 20 FEET OF VACATED FOURTH STREET ADJOINING SAID LOTS AS VACATED BY RESOLUTION RECORDED OCTOBER 8, 1980 IN BOOK 916 AS RECEPTION NO. 1838388, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 31322 Fourth Street, Gill, CO 80624

**Original Note Amt:** \$79,802.00      **LoanType:** FHA      **Interest Rate:** 6.375  
**Current Amount:** \$63,214.70      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Lakeview Loan Servicing, LLC  
**Current Owner:** Richard Alexander  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for Bank of America, N.A.  
**Grantor (Borrower On Deed of Trust):** Chad Judge and Leah Judge

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

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

**Attorney File Number:** 22CO00231-2      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

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**Foreclosure Number:** 24-0036

**NED Date:** 01/31/2024      **Reception #:** 4942087  
**Original Sale Date:** 05/29/2024  
**Deed of Trust Date:** 02/25/2004      **Recording Date:** 03/02/2004      **Reception #:** 3158089  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 3, RODGER'S FARM, TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 109 Plowshare Lane, Platteville, CO 80651

**Original Note Amt:** \$166,500.00      **LoanType:** CONV      **Interest Rate:** 5.5  
**Current Amount:** \$165,549.65      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust  
**Current Owner:** Joseph G Cardenas,Sandy C Cardenas  
**Grantee (Lender On Deed of Trust):** Countrywide Home Loans, Inc.  
**Grantor (Borrower On Deed of Trust)** Joseph G Cardenas and Sandy C Cardenas

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

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

**Attorney File Number:** 24CO00027-1      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

**Foreclosure Number:** 24-0037

**NED Date:** 01/31/2024      **Reception #:** 4942088  
**Original Sale Date:** 05/29/2024  
**Deed of Trust Date:** 04/07/2021      **Recording Date:** 04/12/2021      **Reception #:** 4703448  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT TWO (2), IN BLOCK ONE (1), WHITTAKER SUBDIVISION, TOWN OF LASALLE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 305 N 4TH STREET, LA SALLE, CO 80645

**Original Note Amt:** \$284,900.00      **LoanType:** FHA      **Interest Rate:** 2.625  
**Current Amount:** \$272,074.34      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PENNYMAC LOAN SERVICES, LLC  
**Current Owner:** DEVON R GRAFF  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MEGASTAR FINANCIAL CORP  
**Grantor (Borrower On Deed of Trust)** DEVON R GRAFF

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

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

**Attorney File Number:** 00000009947136      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 24-0038

**NED Date:** 01/31/2024      **Reception #:** 4942089  
**Original Sale Date:** 05/29/2024  
**Deed of Trust Date:** 01/19/2019      **Recording Date:** 02/11/2019      **Reception #:** 4465804  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 2, GOODNER SUBDIVISION, FIRST FILING, TOWN OF LASALLE, WELD COUNTY, COLORADO.

**Address:** 213 E Taylor Ave, La Salle, CO 80645-3110

**Original Note Amt:** \$102,600.00      **LoanType:** FNMA      **Interest Rate:** 4.500  
**Current Amount:** \$95,990.36      **As Of:** 01/24/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Freedom Mortgage Corporation  
**Current Owner:** Debra R. Beechner  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Royal United Mortgage LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Debra R. Beechner

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

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

**Attorney File Number:** CO22005      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 24-0039

**NED Date:** 02/01/2024      **Reception #:** 4942292  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 03/21/2019      **Recording Date:** 03/22/2019      **Reception #:** 4475353  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 2, ROLLING HILLS FIRST ADDITION, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095912406012

**Address:** 1732 27Th Ave, Greeley, CO 80634

**Original Note Amt:** \$310,400.00      **LoanType:** Conventional      **Interest Rate:** 5.25  
**Current Amount:** \$327,381.75      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Oralia Maynez AND Ray Rios  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CrossCountry Mortgage, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Oralia Maynez AND Ray Rios

**Publication:** Greeley Tribune      **First Publication Date:** 04/12/2024  
**Last Publication Date:** 05/10/2024

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

**Attorney File Number:** 22-027558      **Phone:** (855)263-9295      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

From January 29, 2024 Through February 02, 2024

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**Foreclosure Number:** 24-0040

**NED Date:** 02/02/2024      **Reception #:** 4942532  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 07/31/2018      **Recording Date:** 08/02/2018      **Reception #:** 4420513  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 1, LOCHWOOD PLANNED UNIT DEVELOPMENT FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

**Address:**

**Original Note Amt:** \$225,834.00      **LoanType:** FHA      **Interest Rate:** 5.125  
**Current Amount:** \$235,126.81      **As Of:** 01/24/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** EDGAR G. LAMAS GARCIA  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** EDGAR G. LAMAS GARCIA

**Publication:** Greeley Tribune      **First Publication Date:** 04/12/2024  
**Last Publication Date:** 05/10/2024

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

**Attorney File Number:** 20-023935      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 24-0041

**NED Date:** 02/02/2024      **Reception #:** 4942533  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 04/25/2017      **Recording Date:** 04/28/2017      **Reception #:** 4297782  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 5, SCHUYLER PENDELL SUBDIVISION FIRST FILING, A SUBDIVISION OF THE TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 120 8Th Street, Fort Lupton, CO 80621

**Original Note Amt:** \$245,471.00      **LoanType:** FHA      **Interest Rate:** 5  
**Current Amount:** \$218,517.68      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Victor Gallegos  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Victor Gallegos

**Publication:** Greeley Tribune      **First Publication Date:** 04/12/2024  
**Last Publication Date:** 05/10/2024

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

**Attorney File Number:** 24-031665      **Phone:** (855)263-9295      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

From January 29, 2024 Through February 02, 2024

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**Foreclosure Number:** 24-0042

**NED Date:** 02/02/2024      **Reception #:** 4942534  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 06/03/2016      **Recording Date:** 06/08/2016      **Reception #:** 4209787  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE EAST 16 FEET OF LOT 20 AND THE WEST 24 FEET OF LOT 21, BLOCK 70, HUNTERS SUBDIVISION, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

APN #: 096106428025

**Address:** 1409 10Th Street, Greeley, CO 80631

**Original Note Amt:** \$121,115.00      **LoanType:** FHA      **Interest Rate:** 4.25  
**Current Amount:** \$103,708.34      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Deanna Beard  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SUMMIT FUNDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Deanna Beard

**Publication:** Greeley Tribune      **First Publication Date:** 04/12/2024  
**Last Publication Date:** 05/10/2024

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

**Attorney File Number:** 24-031663      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 24-0043

**NED Date:** 02/02/2024      **Reception #:** 4942535  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 09/27/2019      **Recording Date:** 09/30/2019      **Reception #:** 4527833  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 28, BLOCK 4, HUNTER'S RESERVE - SECOND FILING REPLAT A, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3012 Canvasback Court, Evans, CO 80620

**Original Note Amt:** \$295,244.00      **LoanType:** FNMA      **Interest Rate:** 4  
**Current Amount:** \$274,133.94      **As Of:** 01/26/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Elevations Credit Union  
**Current Owner:** Lorenzo Aguirre  
**Grantee (Lender On Deed of Trust):** Elevations Credit Union  
**Grantor (Borrower On Deed of Trust):** Lorenzo Aguirre

**Publication:** Greeley Tribune      **First Publication Date:** 04/12/2024  
**Last Publication Date:** 05/10/2024

**Attorney for Beneficiary:** Messner & Reeves, LLC

**Attorney File Number:** 8020.0117      **Phone:** (303) 62-31800      **Fax:** (303) 62-30552



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From January 29, 2024 Through February 02, 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: 24-0044**

**NED Date:** 02/02/2024      **Reception #:** 4942536  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 05/25/2019      **Recording Date:** 06/18/2019      **Reception #:** 4498398\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 7, Block 3, Westwood Village 2nd Filing, a subdivision of Town of Windsor, County of Weld, State of Colorado.  
\* \*The Deed of Trust was corrected by an Affidavit of Correction recorded 01/22/2024 Reception No. 4940738 in the records of the Weld County Clerk and Recorder, State of Colorado.

**Address:** 1543 Walnut Street, Windsor, CO 80550

**Original Note Amt:** \$553,500.00      **LoanType:** REVERSE MORTGAGE      **Interest Rate:** 6.906  
**Current Amount:** \$184,325.36      **As Of:** 01/26/2024      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Carrington Mortgage Services LLC  
**Current Owner:** Gwethalyn Crawford  
**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)** Gwethalyn Crawford

**Publication:** Greeley Tribune      **First Publication Date:** 04/12/2024  
**Last Publication Date:** 05/10/2024  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO11282      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number: 24-0045**

**NED Date:** 02/02/2024      **Reception #:** 4942537  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 08/25/2022      **Recording Date:** 08/29/2022      **Reception #:** 4851712  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 24, BLOCK 1, UNIT NO. 3, GLENS OF DACONO, COUNTY OF WELD, STATE OF COLORADO

**Address:** 1046 Macdavidson Circle, Dacono, CO 80514

**Original Note Amt:** \$290,000.00      **LoanType:** Conventional      **Interest Rate:** 18  
**Current Amount:** \$272,500.00      **As Of:** 05/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Myles Files Investments, LLC  
**Current Owner:** Ana Maria Hernandez Borjas AND Rosa Casas Hernandez AND Saul Quiroz Hernandez  
**Grantee (Lender On Deed of Trust):** Myles Files Investments, LLC  
**Grantor (Borrower On Deed of Trust)** Ana Maria Hernandez Borjas AND Rosa Casas Hernandez AND Saul Quiroz Hernandez

**Publication:** Greeley Tribune      **First Publication Date:** 04/12/2024  
**Last Publication Date:** 05/10/2024  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 23-031492      **Phone:** (855)263-9295      **Fax:** (303)706-9994