

# Notices of Election and Demand Filed in Weld County

From February 05, 2024 Through February 09, 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:** 24-0046

**NED Date:** 02/05/2024      **Reception #:** 4942753  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 06/10/2019      **Recording Date:** 06/18/2019      **Reception #:** 4498477  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT ONE (1), BLOCK THIRTY (30), FARR'S EIGHTH ADDITION, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2603 16TH AVENUE, GREELEY, CO 80631

**Original Note Amt:** \$208,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 7.375  
**Current Amount:** \$198,982.70      **As Of:** 09/01/2023      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE ELLINGTON FINANCIAL MORTGAGE TRUST 2019-2  
**Current Owner:** RICKY J DOWNEY AND SUSAN KAY DOWNEY  
**Grantee (Lender On Deed of Trust):** LENDSURE MORTGAGE CORP.  
**Grantor (Borrower On Deed of Trust):** RICKY J. DOWNEY AND SUSAN K. DOWNEY

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

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

**Attorney File Number:** 00000010026177      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 24-0047

**NED Date:** 02/05/2024      **Reception #:** 4942754  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 02/15/2005      **Recording Date:** 02/25/2005      **Reception #:** 3263673  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 12, ARROWHEAD 4TH FILING, COUNTY OF WELD, STATE OF COLORADO

**Address:** 5605 UTE LANE, GREELEY, CO 80634

**Original Note Amt:** \$266,400.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 2.000  
**Current Amount:** \$175,256.73      **As Of:** 06/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A., as Trustee for ABFC 2005-HE2 Trust ABFC Asset-Backed Certificates, Series 2005-HE2  
**Current Owner:** RANDALL JAY MEDBERY AND LISA JEAN MEDBERY  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.  
**Grantor (Borrower On Deed of Trust):** RANDALL JAY MEDBERY AND LISA JEAN MEDBERY

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

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

**Attorney File Number:** 00000010032746      **Phone:** (303)350-3711      **Fax:** (303)813-1107



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**Foreclosure Number:** 24-0050

**NED Date:** 02/06/2024      **Reception #:** 4942999  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 12/20/2021      **Recording Date:** 12/27/2021      **Reception #:** 4788362  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT A, RECORDED EXEMPTION NO. 0961-30-4-RE1335, RECORDED JULY 29, 1991 AT RECEPTION NO. 2257589 IN BOOK 1305 BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

**Address:** 25035 US HIGHWAY 85, LA SALLE, CO 80645-5012

**Original Note Amt:** \$294,566.00      **LoanType:** FHA      **Interest Rate:** 4.750  
**Current Amount:** \$291,435.86      **As Of:** 10/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PRIMELENDING, A PLAINSCAPITAL COMPANY  
**Current Owner:** DANIEL J HEFNER AND ELAINE PALMER  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY  
**Grantor (Borrower On Deed of Trust):** DANIEL J HEFNER AND ELAINE PALMER

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

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

**Attorney File Number:** 00000010042430      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 24-0051

**NED Date:** 02/07/2024      **Reception #:** 4943163  
**Original Sale Date:** 06/05/2024  
**Deed of Trust Date:** 04/05/2021      **Recording Date:** 04/12/2021      **Reception #:** 4703855  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 3, GREEN MEADOW SUBDIVISION FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1521 38TH STREET ROAD, EVANS, CO 80620

**Original Note Amt:** \$265,500.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 3.625  
**Current Amount:** \$254,356.93      **As Of:** 08/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** ANDREW DOOLEY  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** ANDREW DOOLEY

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

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

**Attorney File Number:** 00000010038909      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 24-0052

**NED Date:** 02/08/2024

**Reception #:** 4943358

**Original Sale Date:** 06/12/2024

**Deed of Trust Date:** 05/31/2022

**Recording Date:** 05/31/2022

**Reception #:** 4831414

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 8, BLOCK 2, TUSCANY - FIRST FILING, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3602 SIENNA AVENUE, EVANS, CO 80620

**Original Note Amt:** \$85,000.00

**LoanType:** Conventional

**Interest Rate:** 7.890

**Current Amount:** \$85,000.00

**As Of:** 01/25/2024

**Interest Type:** Fixed

**Current Lender (Beneficiary):** CANVAS CREDIT UNION

**Current Owner:** TIM HAAPAPURO

**Grantee (Lender On Deed of Trust):** CANVAS CREDIT UNION

**Grantor (Borrower On Deed of Trust):** TIM HAAPAPURO

**Publication:** Greeley Tribune

**First Publication Date:** 04/19/2024

**Last Publication Date:** 05/17/2024

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

**Attorney File Number:** 24-031677

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

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