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.

24-0046 **Foreclosure Number:**

02/05/2024 Reception #: 4942753 NED Date:

Original Sale Date: 06/05/2024

Recording Date: 06/18/2019 Reception #: 4498477 **Deed of Trust Date:** 06/10/2019

> Re-Recorded #: **Re-Recording Date**

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY **Current Lender (Beneficiary):**

BUT SOLELY AS TRUSTEE OF THE ELLINGTON FINANCIAL MORTGAGE TRUST

Current Owner: RICKY J DOWNEY AND SUSAN KAY DOWNEY

LENDSURE MORTGAGE CORP. **Grantee (Lender On Deed of Trust):**

RICKY J. DOWNEY AND SUSAN K. DOWNEY **Grantor (Borrower On Deed of Trust)**

Greeley Tribune First Publication Date: 04/12/2024 **Publication:**

Last Publication Date: 05/10/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

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

24-0047 **Foreclosure Number:**

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-Recorded #: **Re-Recording Date**

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

RANDALL JAY MEDBERY AND LISA JEAN MEDBERY **Current Owner:**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS **Grantee (Lender On Deed of Trust):**

NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.

Grantor (Borrower On Deed of Trust) RANDALL JAY MEDBERY AND LISA JEAN MEDBERY

First Publication Date: Publication: Greeley Tribune 04/12/2024

Last Publication Date: 05/10/2024

Barrett, Frappier & Weisserman, LLP Attorney for Beneficiary:

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

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: 24-0048

NED Date: 02/05/2024 **Reception #:** 4942755

Original Sale Date: 06/05/2024

Deed of Trust Date: 12/28/2016 **Recording Date:** 01/05/2017 **Reception #:** 4267560

Re-Recording Date Re-Recorded #:

Legal: THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE STATE OF COLORADO, COUNTY OF WELD, AND IS DESCRIBED AS FOLLOWS:

THR SOUTH PORTION OF LOT 9, IN BLOCK 3, OUTLOT "D" WESTMOOR ACRES, FIRST FILING, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER (SE COR) OF SAID LOT 9, BLOCK 3, OUTLOT "D" WESTMOOR ACRES FIRST FILING, SAID POINT BEING THE TRUE POINT OF BEGINNING AND CONSIDERING THE EAST LINE OF LOT 9, BLOCK 3, TO BEAR SOUTH 50°00'41" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 64°51'48" WEST, 124.66 FEET; THENCE ALONG THE ARC OF A CURVE TO LEFT, HAVING A RADIUS OF 230.00 FEET, A DELTA OF 5°52'49" AND A LONG CHORD WHICH BEARS NORTH 29°08'53" WEST, 31.55 FEET; THENCE NORTH 56°50'51" EAST, 106.43 FEET ALONG THE COMMON LOT LINE THAT DIVIDES THE ONE STORY DUPLEX; THENCE SOUTH 50°00'41" EAST, 51.05 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

Address: 722 46TH AVENUE PL, GREELEY, CO 80634

Original Note Amt:\$124,000.00LoanType:CONVENTIONALInterest Rate:3.875Current Amount:\$108,742.80As Of:04/01/2023Interest Type:Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

Current Owner: PAULA TERRY

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS

NOMINEE FOR BANK OF COLORADO

Grantor (Borrower On Deed of Trust) PAULA TERRY

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: 00000010015451 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 24-0049

NED Date: 02/06/2024 **Reception #:** 4942998

Original Sale Date: 06/05/2024

Deed of Trust Date: 08/05/2019 **Recording Date:** 08/06/2019 **Reception #:** 4512298

Re-Recording Date Re-Recorded #:

Legal: LOT 5, BLOCK 28, TilE OVERLOOK SUBDVISION FILING NO. 1, COUNTY OF WELD, STATE OF

COLORADO

*PURSUANT TO NOTARY CORRECTION AFFIDAVIT RECORDED ON DECEMBER 10,2019 AT

RECEPTION NO. 4548264 TO CORRECT NOTARY DATE.

Address: 471 MT. BELFORD DRIVE, SEVERANCE, CO 80550

Original Note Amt:\$349,589.00LoanType:FHAInterest Rate:4.75Current Amount:\$324,464.72As Of:01/22/2024Interest Type:Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: JOSE M. LLAMAS LOPEZ

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)JOSE M. LLAMAS LOPEZ

Publication:Greeley TribuneFirst Publication Date:04/12/2024

Last Publication Date: 05/10/2024

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

Attorney File Number: 22-027940 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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: 24-0050

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 #:

 $\textbf{Legal:}\ \ \text{LOT A, RECORDED EXEMPTION NO.\,0961-30-4-RE1335, RECORDED JULY\,29, 1991\ AT\ RECEPTION\ NO.\,2257589\ IN\ Property of the prope$

BOOK 1305 BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE

 $6\mathrm{TH}$ P.M., COUNTY OF WELD, STATE OF COLORADO.

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

Original Note Amt:\$294,566.00LoanType:FHAInterest Rate:4.750Current Amount:\$291,435.86As Of:10/01/2022Interest 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:\$265,500.00LoanType:CONVENTIONALInterest Rate:3.625Current Amount:\$254,356.93As Of:08/01/2023Interest 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 TribuneFirst 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

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: 24-0052

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:\$85,000.00LoanType:ConventionalInterest Rate:7.890Current Amount:\$85,000.00As Of:01/25/2024Interest 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 TribuneFirst 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