

Notices of Election and Demand Filed in Weld County

From February 12, 2024 Through February 16, 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: 24-0053

NED Date: 02/15/2024 **Reception #:** 4944558
Original Sale Date: 06/19/2024
Deed of Trust Date: 07/28/2022 **Recording Date:** 07/28/2022 **Reception #:** 4844879
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 2, LUPTON VILLAGE P.U.D., ACCORDING TO MAP RECORDED FEBRUARY 19, 2021 AT RECEPTION NO. 4684462, SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED FEBRUARY 24, 2021 AT RECEPTION NO. 4685810, RATIFICATIONS RECORDED MARCH 2, 2021, AT RECEPTION NO. 4688203 AND 4688204, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO
PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON 10/12/2022 AT RECEPTION NO. 4860644 TO CORRECT LEGAL DESCRIPTION.

Address: 1422 Leroux St, Fort Lupton, CO 80621

Original Note Amt: \$454,588.00 **LoanType:** FHA **Interest Rate:** 5.5
Current Amount: \$450,542.99 **As Of:** 05/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Austin James Heykoop AND Tiaja Marie Heykoop
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Austin James Heykoop AND Tiaja Marie Heykoop

Publication: Greeley Tribune **First Publication Date:** 04/26/2024
Last Publication Date: 05/24/2024

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

Attorney File Number: 24-031709 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0054

NED Date: 02/15/2024 **Reception #:** 4944559
Original Sale Date: 06/19/2024
Deed of Trust Date: 03/04/2022 **Recording Date:** 03/07/2022 **Reception #:** 4808019
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 733 41st Avenue, Greeley, CO 80634

Original Note Amt: \$388,139.00 **LoanType:** FHA **Interest Rate:** 4
Current Amount: \$378,964.05 **As Of:** 02/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Elijah Lucero and Natalie Cardenas
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) Elijah Lucero and Natalie Cardenas

Publication: Greeley Tribune **First Publication Date:** 04/26/2024
Last Publication Date: 05/24/2024

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

Attorney File Number: 24-031701 **Phone:** (855)263-9295 **Fax:** (303)706-9994

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Foreclosure Number: 24-0055

NED Date: 02/15/2024 **Reception #:** 4944560
Original Sale Date: 06/19/2024
Deed of Trust Date: 06/10/2004 **Recording Date:** 06/16/2004 **Reception #:** 3189899
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 5 AND 6, IN BLOCK 11, TWOMBLY'S ADDITION TO THE TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.
A.P.N. #: 147106129014

Address: 221 McKinley Avenue, Fort Lupton, CO 80621

Original Note Amt: \$110,700.00 **LoanType:** Conventional **Interest Rate:** 3.75
Current Amount: \$89,473.68 **As Of:** 09/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6
Current Owner: Isabel Sanchez AND Olga Sanchez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STONECREEK FUNDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Isabel Sanchez AND Olga Sanchez

Publication: Greeley Tribune **First Publication Date:** 04/26/2024
Last Publication Date: 05/24/2024

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

Attorney File Number: 24-031598 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0056

NED Date: 02/15/2024 **Reception #:** 4944561
Original Sale Date: 06/19/2024
Deed of Trust Date: 11/28/2022 **Recording Date:** 12/02/2022 **Reception #:** 4870020
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 15, WESTMOOR WEST, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 4941 W 9TH ST, GREELEY, CO 80634

Original Note Amt: \$343,508.00 **LoanType:** FHA **Interest Rate:** 6.125
Current Amount: \$342,041.86 **As Of:** 04/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): VILLAGE CAPITAL & INVESTMENT LLC
Current Owner: JACOB MAURO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHANGE LENDING, LLC
Grantor (Borrower On Deed of Trust): JACOB MAURO

Publication: Greeley Tribune **First Publication Date:** 04/26/2024
Last Publication Date: 05/24/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009972753 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 24-0057

NED Date: 02/15/2024 **Reception #:** 4944562
Original Sale Date: 06/19/2024
Deed of Trust Date: 06/19/2014 **Recording Date:** 07/09/2014 **Reception #:** 4029173
Re-Recording Date **Re-Recorded #:**

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

THE SOUTH 20 FEET OF LOT 21 AND THE NORTH 40 FEET OF LOT 21A, BLOCK 52, WAL MAR SUBDIVISION, TOWN OF MILLIKEN, COUNTY OF

A.P.N.: 105911230010

Address: 113 South Marjorie Avenue, Milliken, CO 80543

Original Note Amt: \$133,500.00 **LoanType:** Conventional **Interest Rate:** 4.875
Current Amount: \$110,681.00 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH MORTGAGE CORPORATION
Current Owner: Michael L. Mccrary
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Michael L. Mccrary

Publication: Greeley Tribune **First Publication Date:** 04/26/2024
Last Publication Date: 05/24/2024

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

Attorney File Number: 24-031784 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0058

NED Date: 02/16/2024 **Reception #:**
Original Sale Date: 06/19/2024
Deed of Trust Date: 01/15/2021 **Recording Date:** 01/25/2021 **Reception #:** 4674845
Re-Recording Date **Re-Recorded #:**

Legal: All that certain parcel of land situated in the County of Weld, State of Colorado, being known as Lot 6, Block 3, T Bone Ranch Subdivision First Filing, being within the City of Greeley, County of Weld, State of Colorado. Being the same property as described in Reception No. 2668754, dated 01/21/1999, Recorded 01/25/1999, Weld County Records.

Address: 3163 49th Avenue Ct, Greeley, CO 80634

Original Note Amt: \$194,875.00 **LoanType:** FHA **Interest Rate:** 2.875
Current Amount: \$156,390.84 **As Of:** 02/08/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Jeffrey W. Wall
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Jeffrey W. Wall

Publication: Greeley Tribune **First Publication Date:** 04/26/2024
Last Publication Date: 05/24/2024

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

Attorney File Number: CO21009 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 24-0059

NED Date: 02/16/2024

Reception #:

Original Sale Date: 06/19/2024

Deed of Trust Date: 10/30/2009

Recording Date: 11/02/2009

Reception #: 3656994

Re-Recording Date

Re-Recorded #:

Legal: LOT 8, BLOCK 2, TIMBER RIDGE PUD THIRD FILING, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO.

Address: 308 PRAIRIE CLOVER WAY, SEVERANCE, CO 80546

Original Note Amt: \$187,755.00

LoanType: CONVENTIONAL FARM

Interest Rate: 5.500

Current Amount: \$146,086.13

As Of: 10/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): CARRINGTON MORTGAGE SERVICES, LLC

Current Owner: JASON MORRIS AND SARAH MORRIS

Grantee (Lender On Deed of Trust): WELLS FARGO BANK, N.A.

Grantor (Borrower On Deed of Trust) JASON MORRIS AND SARAH MORRIS

Publication: Greeley Tribune

First Publication Date: 04/26/2024

Last Publication Date: 05/24/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010041523

Phone: (303)350-3711

Fax: (303)813-1107

Foreclosure Number: 24-0060

NED Date: 02/16/2024

Reception #:

Original Sale Date: 06/19/2024

Deed of Trust Date: 09/28/2018

Recording Date: 10/02/2018

Reception #: 4435466

Re-Recording Date

Re-Recorded #:

Legal: LOT 26, BLOCK 2, ROCKSBURY RIDGE FIRST FILING, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 106102002026

Address: 232 Sandstone Drive, Johnstown, CO 80534

Original Note Amt: \$353,479.00

LoanType: FHA

Interest Rate: 4.25

Current Amount: \$321,795.94

As Of: 09/01/2023

Interest Type: Fixed

Current Lender (Beneficiary): SERVBANK, SB

Current Owner: Jeremiah A. Johnson

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) Jeremiah A. Johnson

Publication: Greeley Tribune

First Publication Date: 04/26/2024

Last Publication Date: 05/24/2024

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

Attorney File Number: 24-031764

Phone: (855)263-9295

Fax: (303)706-9994

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Foreclosure Number: 24-0061

NED Date: 02/16/2024

Reception #:

Original Sale Date: 06/19/2024

Deed of Trust Date: 06/21/2021

Recording Date: 07/06/2021

Reception #: 4732337

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, GOVERNOR'S CROSSING SUBDIVISION TO THE TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO.

*NOTARY CORRECTION AFFIDAVIT RECORDED ON 12/06/2022 AT RECEPTION NO. 4870676 CORRECTING THE DATE LISTED ON THE DEED OF TRUST.

Address: 1731 WESTWARD CIR UNIT 3, EATON, CO 80615

Original Note Amt: \$312,121.00

LoanType: USDA

Interest Rate: 3.125

Current Amount: \$297,783.67

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	FREEDOM MORTGAGE CORPORATION
Current Owner:	EMILY ANN STOLZENBERGER AND QUENTEN P AMICK
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME POINT FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	EMILY ANN STOLZENBERGER AND QUENTEN P AMICK

Publication: Greeley Tribune

First Publication Date: 04/26/2024

Last Publication Date: 05/24/2024

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

Attorney File Number: 23-029186

Phone: (855)263-9295

Fax: (303)706-9994