

Notices of Election and Demand Filed in Weld County

From February 19, 2024 Through February 23, 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: 24-0062

NED Date: 02/20/2024 **Reception #:** 4945011
Original Sale Date: 06/19/2024
Deed of Trust Date: 04/18/2008 **Recording Date:** 04/22/2008 **Reception #:** 3549252
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 2, ERIE COMMONS FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

Address: 215 CASTRO PLACE, Erie, CO 80516

Original Note Amt: \$316,527.00 **LoanType:** FHA **Interest Rate:** 3.125
Current Amount: \$254,708.68 **As Of:** 02/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Juan Carlos Wong, II AND Cathryn Allison AND Lauren Wong AND Randy Allison
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR TAYLOR MORRISON HOME FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust): Juan Carlos Wong, II AND Cathryn Allison AND Lauren Wong AND Randy Allison

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: 24-031816 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0063

NED Date: 02/20/2024 **Reception #:** 4945012
Original Sale Date: 06/19/2024
Deed of Trust Date: 08/18/2023 **Recording Date:** 08/24/2023 **Reception #:** 4917212
Re-Recording Date **Re-Recorded #:**

Legal: THE EAST ONE-HALF OF THE NORTHEAST QUARTER (E1/2 NE1/4) OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

Address: 47986 COUNTY ROAD 122, GROVER, CO 80729

Original Note Amt: \$290,000.00 **LoanType:** Private **Interest Rate:** 7.5
Current Amount: \$290,000.00 **As Of:** 02/14/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): LINDA H. CANTERBURY
Current Owner: AMELIA BALDWIN
Grantee (Lender On Deed of Trust): LINDA H. CANTERBURY
Grantor (Borrower On Deed of Trust): AMELIA BALDWIN

Publication: Greeley Tribune **First Publication Date:** 08/16/2024
Last Publication Date: 09/13/2024

Attorney for Beneficiary: Otis & Bedingfield, LLC

Attorney File Number: 0 **Phone:** (970)663-7300 **Fax:**

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Foreclosure Number: 24-0064

NED Date: 02/21/2024 **Reception #:** 4945232
Original Sale Date: 06/19/2024
Deed of Trust Date: 01/12/2022 **Recording Date:** 01/14/2022 **Reception #:** 4794007
Re-Recording Date **Re-Recorded #:**

Legal: See Exhibit A Attached

Address:

Original Note Amt: \$1,000,000.00 **LoanType:** Conventional **Interest Rate:** 10.95
Current Amount: \$1,178,329.27 **As Of:** 02/07/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Lynx Loan Fund Limited Liability Limited Partnership
Current Owner: MJ 1814 LLC
Grantee (Lender On Deed of Trust): Lynx Loan Fund Limited Liability Limited Partnership
Grantor (Borrower On Deed of Trust): MJ 1814 LLC

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

Attorney for Beneficiary: Otis & Bedingfield, LLC

Attorney File Number: 0 **Phone:** (970)663-7300 **Fax:**

Foreclosure Number: 24-0065

NED Date: 02/21/2024 **Reception #:** 4945233
Original Sale Date: 06/19/2024
Deed of Trust Date: 06/29/2022 **Recording Date:** 06/29/2022 **Reception #:** 4838653
Re-Recording Date **Re-Recorded #:**

Legal: See Exhibit A Attached

Address: 4689 W. 20th Street, Unit E, Greeley, CO 80634

Original Note Amt: \$774,000.00 **LoanType:** Conventional **Interest Rate:** 9.95
Current Amount: \$596,707.69 **As Of:** 02/07/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Lynx Loan Fund Limited Liability Limited Partnership
Current Owner: MJ 1814, LLC
Grantee (Lender On Deed of Trust): Lynx Loan Fund Limited Liability Limited Partnership
Grantor (Borrower On Deed of Trust): MJ 1814, LLC

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

Attorney for Beneficiary: Otis & Bedingfield, LLC

Attorney File Number: 0 **Phone:** (970)663-7300 **Fax:**

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Foreclosure Number: 24-0066

NED Date: 02/22/2024 **Reception #:** 4945487
Original Sale Date: 06/26/2024
Deed of Trust Date: 09/09/2021 **Recording Date:** 09/10/2021 **Reception #:** 4755240
Re-Recording Date **Re-Recorded #:**

Legal: Lot 1A, KIRK'S SUBDIVISION, 1ST REPLAT, COUNTY OF WELD, STATE OF COLORADO

Address: 1700 6th Avenue, Greeley, CO 80631

Original Note Amt: \$3,000,000.00 **LoanType:** Conventional **Interest Rate:** 6
Current Amount: \$4,072,864.50 **As Of:** 02/15/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Pathfinder Crismon, LLC
Current Owner: Greeley Land, LLC a Delaware limited liability company
Grantee (Lender On Deed of Trust): Pathfinder Crismon, LLC
Grantor (Borrower On Deed of Trust): Greeley Land, LLC a Delaware limited liability company

Publication: Greeley Tribune **First Publication Date:** 05/03/2024
Last Publication Date: 05/31/2024

Attorney for Beneficiary: Fairfield and Woods PC

Attorney File Number: 0 **Phone:** (303)830-2400 **Fax:**

Foreclosure Number: 24-0067

NED Date: 02/23/2024 **Reception #:** 4945740
Original Sale Date: 06/26/2024
Deed of Trust Date: 05/24/2006 **Recording Date:** 06/20/2006 **Reception #:** 3397370
Re-Recording Date **Re-Recorded #:**

Legal: Lot 8, Replat of Lots 2 and 3, Komma Subdivision of Block G, Town of Nunn, County of Weld, State of Colorado

Address: 408 Garfield Avenue, Nunn, CO 80648

Original Note Amt: \$172,800.00 **LoanType:** CONV **Interest Rate:** 10.750
Current Amount: \$158,361.45 **As Of:** 02/05/2024 **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-6, Asset-Backed Certificates, Series 2006-6
Current Owner: James H. McMechan and Tori McMechan
Grantee (Lender On Deed of Trust): Long Beach Mortgage Company
Grantor (Borrower On Deed of Trust): James H. McMechan and Tori McMechan

Publication: Greeley Tribune **First Publication Date:** 05/03/2024
Last Publication Date: 05/31/2024

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

Attorney File Number: CO10368 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 24-0068

NED Date: 02/23/2024 **Reception #:** 4945741
Original Sale Date: 06/26/2024
Deed of Trust Date: 08/14/2018 **Recording Date:** 08/17/2018 **Reception #:** 4423807
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 1, THE COVE AT THE LANDINGS, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095925015004

Address: 3426 Cove Way, Evans, CO 80620

Original Note Amt: \$286,150.00 **LoanType:** Conventional **Interest Rate:** 3.5
Current Amount: \$310,822.18 **As Of:** 09/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Keith S Swainston
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ELEVATIONS CREDIT UNION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Keith S Swainston

Publication: Greeley Tribune **First Publication Date:** 05/03/2024
Last Publication Date: 05/31/2024

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

Attorney File Number: 22-026820 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0069

NED Date: 02/23/2024 **Reception #:** 4945743
Original Sale Date: 06/26/2024
Deed of Trust Date: 12/02/2019 **Recording Date:** 12/06/2019 **Reception #:** 4547453
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 5, ELDER SUBDIVISION, TOWN OF KERSEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 707 5th St., Kersey, CO 80644

Original Note Amt: \$250,000.00 **LoanType:** Consumer **Interest Rate:** 4.375
Current Amount: \$233,871.34 **As Of:** 01/30/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): NBH Bank
Current Owner: Brandon Lee Lyons and Crystal Kay Lyons
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for NBH Bank, its successors and assigns
Grantor (Borrower On Deed of Trust) Brandon Lee Lyons and Crystal Kay Lyons

Publication: Greeley Tribune **First Publication Date:** 05/03/2024
Last Publication Date: 05/31/2024

Attorney for Beneficiary: Brown, Dunning, Walker, Fein, Drusch, PC

Attorney File Number: 3606-128 **Phone:** (303) 32-93363 **Fax:** (303) 39-38438

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Foreclosure Number: 24-0070

NED Date: 02/23/2024 **Reception #:** 4945742
Original Sale Date: 06/26/2024
Deed of Trust Date: 10/04/2006 **Recording Date:** 10/17/2006 **Reception #:** 3427893
Re-Recording Date **Re-Recorded #:**

Legal: THE NORTH 78.56 FEET OF LOT 42, G & G SUBDIVISION, A SUBDIVISION OF THE TOWN OF AULT, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: R01090796

Address: 423 Alpine Avenue, Ault, CO 80610

Original Note Amt: \$168,000.00 **LoanType:** Conventional **Interest Rate:** 10.46
Current Amount: \$168,901.06 **As Of:** 10/15/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for the Soundview Home Loan Trust 2007-NS1 Asset-Backed Certificates, Series 2007-NS1
Current Owner: Beverly A. Rhoades AND Richard E. Rhoades
Grantee (Lender On Deed of Trust): NATIONSTAR MORTGAGE LLC
Grantor (Borrower On Deed of Trust): Beverly A. Rhoades AND Richard E. Rhoades

Publication: Greeley Tribune **First Publication Date:** 05/03/2024
Last Publication Date: 05/31/2024

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

Attorney File Number: 19-022150 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0072

NED Date: 02/23/2024 **Reception #:** 4945744
Original Sale Date: 06/26/2024
Deed of Trust Date: 06/02/2022 **Recording Date:** 06/09/2022 **Reception #:** 4833756
Re-Recording Date **Re-Recorded #:**

Legal: See Exhibit A Attached

Address: 0 2nd St., Nunn, CO 80648

Original Note Amt: \$265,600.00 **LoanType:** Conventional **Interest Rate:** 9.95
Current Amount: \$389,442.89 **As Of:** 02/16/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Lynx Loan Fund Limited Liability Limited Partnership
Current Owner: MJ 1814, LLC, MICHAEL O. ROBERTS AND JUDY A. ROBERTS
Grantee (Lender On Deed of Trust): Lynx Loan Fund Limited Liability Limited Partnership
Grantor (Borrower On Deed of Trust): MJ 1814, LLC, MICHAEL O. ROBERTS AND JUDY A. ROBERTS

Publication: Greeley Tribune **First Publication Date:** 05/03/2024
Last Publication Date: 05/31/2024

Attorney for Beneficiary: Otis & Bedingfield, LLC

Attorney File Number: 0 **Phone:** (970)663-7300 **Fax:**

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Foreclosure Number: 24-0073

NED Date: 02/23/2024

Reception #: 4945745

Original Sale Date: 06/26/2024

Deed of Trust Date: 03/31/2004

Recording Date: 05/04/2004

Reception #: 3176918

Re-Recording Date

Re-Recorded #:

Legal: THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., TOWN OF KEENESBURG, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 745 FEET SOUTH AND 30 FEET EAST OF THE CENTER OF SECTION 26; THENCE SOUTH 125 FEET; THENCE EAST 140 FEET; THENCE NORTH 125 FEET; THENCE WEST 140 FEET TO THE PLACE OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

Address: 170 S. Ash St, Keenesburg, CO 80643

Original Note Amt: \$122,032.00

LoanType: Conventional

Interest Rate: 8.500

Current Amount: \$60,799.42

As Of: 02/21/2024

Interest Type: Fixed

Current Lender (Beneficiary):	Wells Fargo Bank, N.A., as Indenture Trustee for the Impac CMB Trust Series 2004-6
Current Owner:	Rita J Stauffer
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Decision One Mortgage Company, LLC., Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Rita J Stauffer

Publication: Greeley Tribune

First Publication Date: 05/03/2024

Last Publication Date: 05/31/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-24-984570-LL

Phone: (877)369-6122

Fax: (866)894-7369