

Notices of Election and Demand Filed in Weld County

From March 18, 2024 Through March 22, 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: 24-0088

NED Date: 03/18/2024 **Reception #:** 4949620
Original Sale Date: 07/17/2024
Deed of Trust Date: 09/19/2022 **Recording Date:** 10/03/2022 **Reception #:** 4858692
Re-Recording Date **Re-Recorded #:**

Legal: LOT 7, BLOCK 18, RAINDANCE SUBDIVISION, BEING A REPLAT OF LOTS 1, 2, 3 AND 4 OF WATER VALLEY WEST SUBDIVISION, SITUATE IN SECTIONS 30, 31 AND THE WEST HALF OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY WELD, STATE OF COLORADO.

Address: 1508 Morning Glow Drive, Windsor, CO 80550

Original Note Amt: \$120,000.00 **LoanType:** CONV **Interest Rate:** 7.45
Current Amount: \$86,727.40 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Red Rocks Credit Union
Current Owner: Daniel Brown and Ashley Ramos
Grantee (Lender On Deed of Trust): Red Rocks Credit Union
Grantor (Borrower On Deed of Trust): Daniel Brown and Ashley Ramos

Publication: Greeley Tribune **First Publication Date:** 05/24/2024
Last Publication Date: 06/21/2024

Attorney for Beneficiary: Messner & Reeves, LLC

Attorney File Number: 12126.0049 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

Foreclosure Number: 24-0089

NED Date: 03/18/2024 **Reception #:** 4949621
Original Sale Date: 07/17/2024
Deed of Trust Date: 09/12/2022 **Recording Date:** 09/13/2022 **Reception #:** 4854584
Re-Recording Date **Re-Recorded #:**

Legal: LOT 194, PROMONTORY IMAGINE SCHOOL THIRD FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 1613 102ND AVENUE CT, GREELEY, CO 80634-4839

Original Note Amt: \$472,703.00 **LoanType:** FHA **Interest Rate:** 4.750
Current Amount: \$465,123.59 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Current Owner: TOUSSAINT HOUNSOKPO
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR KIND LENDING, LLC
Grantor (Borrower On Deed of Trust): TOUSSAINT HOUNSOKPO

Publication: Greeley Tribune **First Publication Date:** 05/24/2024
Last Publication Date: 06/21/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000010079036 **Phone:** (303)350-3711 **Fax:** (303)813-1107

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Foreclosure Number: 24-0090

NED Date: 03/18/2024 **Reception #:** 4949622
Original Sale Date: 07/17/2024
Deed of Trust Date: 09/11/2017 **Recording Date:** 09/18/2017 **Reception #:** 4336107
Re-Recording Date **Re-Recorded #:**

Legal: LOT 8, BLOCK 1, MOUNTVIEW, COUNTY OF WELD, STATE OF COLORADO

Address: 1109 Ash Court, Fort Lupton, CO 80621

Original Note Amt: \$132,000.00 **LoanType:** FNMA **Interest Rate:** 6.375
Current Amount: \$119,706.65 **As Of:** 03/13/2024 **Interest Type:** Adjustable

Current Lender (Beneficiary): NewRez LLC d/b/a Shellpoint Mortgage Servicing
Current Owner: Reuben S. Mills and Becky S. Mills
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHA Financial, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust) Reuben S. Mills and Becky S. Mills

Publication: Greeley Tribune **First Publication Date:** 05/24/2024
Last Publication Date: 06/21/2024

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

Attorney File Number: CO22974 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 24-0091

NED Date: 03/21/2024 **Reception #:** 4950346
Original Sale Date: 07/24/2024
Deed of Trust Date: 09/28/2022 **Recording Date:** 10/06/2022 **Reception #:** 4859737
Re-Recording Date **Re-Recorded #:**

Legal: Lot 3, Block 7, Brentwood Park, in the City of Greeley, Weld County, Colorado.

Address: 2410 West 25th Street, Greeley, CO 80634

Original Note Amt: \$59,015.00 **LoanType:** FHA **Interest Rate:** 4.750
Current Amount: \$57,148.58 **As Of:** 03/20/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Mortgage Solutions of Colorado, LLC, D.B.A Mortgage Solutions Financial
Current Owner: Donald L. Smith and Victoria E. Smith
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) Donald L. Smith and Victoria E. Smith

Publication: Greeley Tribune **First Publication Date:** 05/31/2024
Last Publication Date: 06/28/2024

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

Attorney File Number: CO22868 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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Foreclosure Number: 24-0092

NED Date: 03/22/2024 **Reception #:** 4950607
Original Sale Date: 07/24/2024
Deed of Trust Date: 08/24/2022 **Recording Date:** 08/30/2022 **Reception #:** 4852020
Re-Recording Date **Re-Recorded #:**

Legal: Lot 5, Block 1, Angel View Estates Subdivision, County of Weld, State of Colorado

Address: 7998 Faith Court, Frederick, CO 80530

Original Note Amt: \$195,000.00 **LoanType:** Home Equity Credit Line **Interest Rate:** 6.240
Current Amount: \$203,264.64 **As Of:** 03/05/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): Ent Credit Union
Current Owner: Robert Scott Chatten
Grantee (Lender On Deed of Trust): Ent Credit Union
Grantor (Borrower On Deed of Trust): Robert Scott Chatten

Publication: Greeley Tribune **First Publication Date:** 05/31/2024
Last Publication Date: 06/28/2024

Attorney for Beneficiary: Susemihl, Mcdermott & Cowan, P.C.

Attorney File Number: 0 **Phone:** (719)579-6500 **Fax:** (719)579-9339

Foreclosure Number: 24-0093

NED Date: 03/22/2024 **Reception #:** 4950608
Original Sale Date: 07/24/2024
Deed of Trust Date: 03/24/2006 **Recording Date:** 04/10/2006 **Reception #:** 3378170
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, PARKVIEW MIXED USE, TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 2101 Almond Avenue, Greeley, CO 80631

Original Note Amt: \$109,250.00 **LoanType:** CONV **Interest Rate:** 7.500
Current Amount: \$92,629.72 **As Of:** 03/12/2024 **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee successor by merger to LaSalle Bank, National Association as Trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE3 Trust
Current Owner: Dennise Ruiz-Lechuga
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lenders Direct Capital Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Roberto Ruiz-Gonzalez

Publication: Greeley Tribune **First Publication Date:** 05/31/2024
Last Publication Date: 06/28/2024

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

Attorney File Number: CO22780 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159