

# Notices of Election and Demand Filed in Weld County

From March 25, 2024 Through March 29, 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:** 24-0094

**NED Date:** 03/25/2024      **Reception #:** 4950938  
**Original Sale Date:** 07/24/2024  
**Deed of Trust Date:** 11/13/2023      **Recording Date:** 11/15/2023      **Reception #:** 4930971  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 1, CENTENNIAL FARMS SUBDIVISION, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO

**Address:** 1535 SOUTH CATTLEMAN DRIVE, MILLIKEN, CO 80543

**Original Note Amt:** \$310,000.00      **LoanType:** Private      **Interest Rate:** 12  
**Current Amount:** \$310,000.00      **As Of:** 03/15/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** RIVER BEND CORPORATION  
**Current Owner:** CATTLEMAN DRIVE, LLC, A COLORADO LIMITED LIABILITY COMPANY  
**Grantee (Lender On Deed of Trust):** RIVER BEND CORPORATION  
**Grantor (Borrower On Deed of Trust):** CATTLEMAN DRIVE, LLC, A COLORADO LIMITED LIABILITY COMPANY

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

**Attorney for Beneficiary:** Foster Graham Milstein & Calisher, LLP

**Attorney File Number:** 3121.0221      **Phone:** (303)333-9810      **Fax:** (303)333-9786

**Foreclosure Number:** 24-0095

**NED Date:** 03/25/2024      **Reception #:** 4950939  
**Original Sale Date:** 07/24/2024  
**Deed of Trust Date:** 12/29/2022      **Recording Date:** 12/30/2022      **Reception #:** 4874738  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 4, MOUNTAIN SKY SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

APN #: 147104304004

**Address:** 2419 MONTE VISTA STREET, Fort Lupton, CO 80621

**Original Note Amt:** \$490,943.00      **LoanType:** FHA      **Interest Rate:** 5.5  
**Current Amount:** \$486,017.11      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** Anaid Rodriguez Colin  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Anaid Rodriguez Colin

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

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

**Attorney File Number:** 24-031977      **Phone:** (855)263-9295      **Fax:** (303)706-9994

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**Foreclosure Number:** 24-0096

**NED Date:** 03/25/2024      **Reception #:** 4950940  
**Original Sale Date:** 07/24/2024  
**Deed of Trust Date:** 12/13/2019      **Recording Date:** 12/23/2019      **Reception #:** 4552681  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 4, WESTVIEW SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

APN #: 131325304009

**Address:** 7228 Shavano Avenue, Frederick, CO 80504

**Original Note Amt:** \$390,692.00      **LoanType:** FHA      **Interest Rate:** 5.25  
**Current Amount:** \$318,113.12      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Christina Revane AND Thomas Revane  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
CrossCountry Mortgage, LLC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Christina Revane AND Thomas Revane

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

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

**Attorney File Number:** 23-029903      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 24-0097

**NED Date:** 03/29/2024      **Reception #:** 4951858  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 05/15/2019      **Recording Date:** 05/17/2019      **Reception #:** 4489987  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** THE EAST 50 FEET OF LOT 3, BLOCK 89, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

APN #: 096107103006

**Address:** 1317 12TH STREET, GREELEY, CO 80631

**Original Note Amt:** \$165,368.00      **LoanType:** Conventional      **Interest Rate:** 4.625  
**Current Amount:** \$153,345.60      **As Of:** 10/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** New American Funding, LLC  
**Current Owner:** Wilson Leal Whitehead  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
BROKER SOLUTIONS, INC.DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND  
ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Wilson Leal Whitehead

**Publication:** Greeley Tribune      **First Publication Date:** 06/07/2024  
**Last Publication Date:** 07/05/2024

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

**Attorney File Number:** 21-025558      **Phone:** (855)263-9295      **Fax:** (303)706-9994

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**Foreclosure Number:** 24-0098

**NED Date:** 03/29/2024      **Reception #:** 4951859  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 02/23/2018      **Recording Date:** 02/27/2018      **Reception #:** 4378022  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 32, BLOCK 6, EAST MEADOWS SUBDIVISION, FIRST FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1013 E 25TH ST, GREELEY, CO 80631

**Original Note Amt:** \$210,000.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 4.375  
**Current Amount:** \$236,871.91      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ALLY BANK D/B/A ALLY BANK CORP.  
**Current Owner:** MITCHELL JOHNSTON AND ACIA WARWICK  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CHERRY CREEK MORTGAGE CO., INC.  
**Grantor (Borrower On Deed of Trust)** MITCHELL JOHNSTON AND ACIA WARWICK

**Publication:** Greeley Tribune      **First Publication Date:** 06/07/2024  
**Last Publication Date:** 07/05/2024

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

**Attorney File Number:** 00000010089423      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 24-0099

**NED Date:** 03/29/2024      **Reception #:** 4951860  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 06/29/2021      **Recording Date:** 07/23/2021      **Reception #:** 4738661  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 29, BLOCK 3, SILVERSTONE FILING 3 FINAL PLAT, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 2019 UNDER RECEPTION NO. 4459017.

**Address:** 5337 Warrior St, Frederick, CO 80504

**Original Note Amt:** \$401,898.00      **LoanType:** FHA      **Interest Rate:** 3.25  
**Current Amount:** \$382,156.42      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Casandra Coronel Avila AND Eduaido Sanchez Corral  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Casandra Coronel Avila AND Eduaido Sanchez Corral

**Publication:** Greeley Tribune      **First Publication Date:** 06/07/2024  
**Last Publication Date:** 07/05/2024

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

**Attorney File Number:** 24-032075      **Phone:** (855)263-9295      **Fax:** (303)706-9994

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**Foreclosure Number:** 24-0100

**NED Date:** 03/29/2024      **Reception #:** 4951861  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 07/30/2002      **Recording Date:** 08/01/2002      **Reception #:** 2974082  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 3, VILLAGE SUBDIVISION SECOND FILING, AN ADDITION TO THE TOWN OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3501 MYRTLE ST, EVANS, CO 80620

**Original Note Amt:** \$106,007.70      **LoanType:** CONVENTIONAL      **Interest Rate:** 6.17  
**Current Amount:** \$83,748.74      **As Of:** 05/25/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST  
**Current Owner:** PATRICIA M TAYLOR  
**Grantee (Lender On Deed of Trust):** CITIFINANCIAL CORPORATION  
**Grantor (Borrower On Deed of Trust):** PATRICIA M. TAYLOR

**Publication:** Greeley Tribune      **First Publication Date:** 06/07/2024  
**Last Publication Date:** 07/05/2024

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

**Attorney File Number:** 00000010008332      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 24-0101

**NED Date:** 03/29/2024      **Reception #:** 4951862  
**Original Sale Date:** 07/31/2024  
**Deed of Trust Date:** 02/18/2022      **Recording Date:** 02/24/2022      **Reception #:** 4805328  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 93, BLOCK 1, CENTENNIAL FARMS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1491 S Haymaker Dr, Milliken, CO 80543

**Original Note Amt:** \$377,000.00      **LoanType:** FNMA      **Interest Rate:** 4.500  
**Current Amount:** \$368,302.17      **As Of:** 03/16/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** Cody Biwer  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust):** Cody Biwer

**Publication:** Greeley Tribune      **First Publication Date:** 06/07/2024  
**Last Publication Date:** 07/05/2024

**Attorney for Beneficiary:** IDEA Law Group, LLC

**Attorney File Number:** 48138382      **Phone:** (877)353-2146      **Fax:**