



# Notices of Election and Demand Filed in Weld County

From April 15, 2024 Through April 19, 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:** 24-0109

**NED Date:** 04/15/2024      **Reception #:** 4954571  
**Original Sale Date:** 08/14/2024  
**Deed of Trust Date:** 06/30/2021      **Recording Date:** 07/01/2021      **Reception #:** 4731685  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 16, SILVER PEAKS FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1798 HEMATITE LN, LOCHBUIE, CO 80603

**Original Note Amt:** \$436,253.00      **LoanType:** FHA      **Interest Rate:** 7.250  
**Current Amount:** \$314,539.09      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** AMBER L NOKES AND JENNIFER A NOKES  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** AMBER L NOKES AND JENNIFER A NOKES

**Publication:** Greeley Tribune      **First Publication Date:** 06/21/2024  
**Last Publication Date:** 07/19/2024

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

**Attorney File Number:** 00000010093268      **Phone:** (303)350-3711      **Fax:** (303)813-1107

**Foreclosure Number:** 24-0110

**NED Date:** 04/15/2024      **Reception #:** 4954572  
**Original Sale Date:** 08/14/2024  
**Deed of Trust Date:** 10/26/2022      **Recording Date:** 10/31/2022      **Reception #:** 4864312  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 6, WEST T BONE RANCH SUBDIVISION FIRST FILING, BEING WITHIN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095922023001

**Address:** 5701 W 31st St, Greeley, CO 80634-8517

**Original Note Amt:** \$482,983.00      **LoanType:** FHA      **Interest Rate:** 6  
**Current Amount:** \$478,055.03      **As Of:** 09/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Fredrick X Lujan  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Fredrick X Lujan

**Publication:** Greeley Tribune      **First Publication Date:** 06/21/2024  
**Last Publication Date:** 07/19/2024

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

**Attorney File Number:** 24-032162      **Phone:** (855)263-9295      **Fax:** (303)706-9994

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**Foreclosure Number:** 24-0111

**NED Date:** 04/15/2024      **Reception #:** 4954573  
**Original Sale Date:** 08/14/2024  
**Deed of Trust Date:** 04/29/2008      **Recording Date:** 05/02/2008      **Reception #:** 3551405  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 5 BLOCK 7, EATON COMMONS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO \*Pursuant to that certain Affidavit Re: Scrivener's Error Pursuant to C.R.S. § 38-35-109(5) recorded in the records of Weld County, Colorado, on 12/07/2022 at Reception No. 4870961 to correct the spelling of Grantor's name.

**Address:** 412 Laurel Ave, Eaton, CO 80615-9062

**Original Note Amt:** \$162,701.00      **LoanType:** FHA      **Interest Rate:** 3.500  
**Current Amount:** \$169,174.21      **As Of:** 04/10/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK OF AMERICA, N.A.  
**Current Owner:** Gregory Michael Denning  
**Grantee (Lender On Deed of Trust):** Countrywide Bank, FSB  
**Grantor (Borrower On Deed of Trust):** Gregory Michael Denning

**Publication:** Greeley Tribune      **First Publication Date:** 06/21/2024  
**Last Publication Date:** 07/19/2024

**Attorney for Beneficiary:** McCarthy & Holthus, LLP

**Attorney File Number:** CO-24-987849-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

**Foreclosure Number:** 24-0112

**NED Date:** 04/19/2024      **Reception #:** 4955588  
**Original Sale Date:** 08/21/2024  
**Deed of Trust Date:** 06/01/2022      **Recording Date:** 06/07/2022      **Reception #:** 4833109  
**Re-Recording Date:** 06/15/2022      **Re-Recorded #:** 4835383

**Legal:** LOT 15, BLOCK 27, SETTLERS VILLAGE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 766 S PRAIRIE DR, MILLIKEN, CO 80543

**Original Note Amt:** \$466,910.00      **LoanType:** FHA      **Interest Rate:** 5.125  
**Current Amount:** \$457,852.74      **As Of:** 12/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** VILLAGE CAPITAL & INVESTMENT LLC  
**Current Owner:** MARIO RIVERA HERNANDEZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOAN SIMPLE, INC.  
**Grantor (Borrower On Deed of Trust):** MARIO RIVERA HERNANDEZ

**Publication:** Greeley Tribune      **First Publication Date:** 06/28/2024  
**Last Publication Date:** 07/26/2024

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

**Attorney File Number:** 00000010103687      **Phone:** (303)350-3711      **Fax:** (303)813-1107