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: 24-0107

NED Date: 04/15/2024 **Reception #:** 4954569

Original Sale Date: 08/14/2024

Deed of Trust Date: 12/01/2021 **Recording Date:** 12/06/2021 **Reception #:** 4782381

Re-Recording Date Re-Recorded #:

Legal: LOT 5, BLOCK 1, ANGEL VIEW ESTATES SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

APN #: 131132001005

Address: 7998 Faith Ct, Frederick, CO 80530

Original Note Amt:\$548,250.00LoanType:ConventionalInterest Rate:2.625Current Amount:\$518,023.39As Of:02/01/2023Interest Type:Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC

Current Owner: Scott Chatten

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR

SYNERGY ONE LENDING, INC., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Scott Chatten

Publication:Greeley TribuneFirst Publication Date:06/21/2024

Last Publication Date: 07/19/2024

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

Attorney File Number: 24-032026 **Phone:** (855)263-9295 **Fax:** (303)706-9994

Foreclosure Number: 24-0108

NED Date: 04/15/2024 **Reception #:** 4954570

Original Sale Date: 08/14/2024

Deed of Trust Date: 02/22/2019 **Recording Date:** 02/27/2019 **Reception #:** 4469874

Re-Recording Date Re-Recorded #:

Legal: LOTS 25-27, BLOCK 3, ELLIS ADDITION, TOWN OF LASALLE, COUNTY OF WELD, STATE OF COLORADO.

Address: 221 Locust St, La Salle, CO 80645

Original Note Amt:\$100,000.00LoanType:HELOCInterest Rate:8.500Current Amount:\$99,702.22As Of:03/22/2024Interest Type:Adjustable

Current Lender (Beneficiary): TBK Bank, SSB
Current Owner: Reynaldo Rosales
Grantee (Lender On Deed of Trust): TBK Bank, SSB
Grantor (Borrower On Deed of Trust) Reynaldo Rosales

 Publication:
 Greeley Tribune
 First Publication Date:
 06/21/2024

Last Publication Date: 07/19/2024

Attorney for Beneficiary: OTTESON SHAPIRO LLP

Attorney File Number: 1025.095 **Phone:** (720)488-0220 **Fax:**

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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:\$436,253.00LoanType:FHAInterest Rate:7.250Current Amount:\$314,539.09As Of:\$11/01/2023Interest 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:\$482,983.00LoanType:FHAInterest Rate:6Current Amount:\$478,055.03As Of:09/01/2023Interest 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 TribuneFirst 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

Notices of Election and Demand Filed in Weld County

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4954573

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Foreclosure Number: 24-0111

NED Date: 04/15/2024 **Reception #:**

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:\$162,701.00LoanType:FHAInterest Rate:3.500Current Amount:\$169,174.21As Of:04/10/2024Interest Type:Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A.

Current Owner: Greggory Michael Denning

Grantee (Lender On Deed of Trust): Countrywide Bank, FSB
Grantor (Borrower On Deed of Trust) Greggory 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:\$466,910.00LoanType:FHAInterest Rate:5.125Current Amount:\$457,852.74As Of:12/01/2023Interest 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 TribuneFirst 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