

# Notices of Election and Demand Filed in Weld County

From June 24, 2024 Through June 28, 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:** 24-0164

**NED Date:** 06/24/2024      **Reception #:** 4967319  
**Original Sale Date:** 10/23/2024  
**Deed of Trust Date:** 06/23/2006      **Recording Date:** 06/27/2006      **Reception #:** 3398945  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Tract 5, Second Filing Aristocrat Ranchettes, County of Weld, State of Colorado.

**Address:** 15025 Mary Avenue, Fort Lupton, CO 80621

**Original Note Amt:** \$47,000.00      **LoanType:** CONV      **Interest Rate:** 9.890  
**Current Amount:** \$33,818.95      **As Of:** 06/13/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CSMC 2021-JR1 Trust  
**Current Owner:** Avelardo Paredes Gallegos  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Decision One Mortgage Company, LLC, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Avelardo Paredes Gallegos

**Publication:** Greeley Tribune      **First Publication Date:** 08/30/2024  
**Last Publication Date:** 09/27/2024

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

**Attorney File Number:** CO22501      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 24-0165

**NED Date:** 06/24/2024      **Reception #:** 4967321  
**Original Sale Date:** 10/23/2024  
**Deed of Trust Date:** 06/28/2023      **Recording Date:** 07/07/2023      **Reception #:** 4907888  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF WELD AND STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 7, BLOCK 12, THE RIDGE AT HARMONY ROAD SUBDIVISION, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

**Address:** 5563 Clarence Dr., Windsor, CO 80550

**Original Note Amt:** \$120,000.00      **LoanType:** HELOC      **Interest Rate:** 7.75  
**Current Amount:** \$118,496.37      **As Of:** 06/11/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** First National Bank of Omaha  
**Current Owner:** Trent Lane Leisy AKA Trent L Leisy, Individually and as Trustee of The Trent Lane Leisy Trust Dated July 14, 2014  
**Grantee (Lender On Deed of Trust):** First National Bank of Omaha  
**Grantor (Borrower On Deed of Trust)** Trent Lane Leisy AKA Trent L Leisy, Individually and as Trustee of The Trent Lane Leisy Trust Dated July 14, 2014 and all amendments and reinstatements thereto.

**Publication:** Greeley Tribune      **First Publication Date:** 08/30/2024  
**Last Publication Date:** 09/27/2024

**Attorney for Beneficiary:** Coan, Payton & Payne, LLC

**Attorney File Number:** 0      **Phone:** (970)339-3500      **Fax:**

# Notices of Election and Demand Filed in Weld County

From June 24, 2024 Through June 28, 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:** 24-0166

**NED Date:** 06/24/2024      **Reception #:** 4967320  
**Original Sale Date:** 10/23/2024  
**Deed of Trust Date:** 03/25/2022      **Recording Date:** 04/01/2022      **Reception #:** 4815384  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 14 HIGHLAND HILLS SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2115 51st Ave, Greeley, CO 80634

**Original Note Amt:** \$291,500.00      **LoanType:** FNMA      **Interest Rate:** 3.99  
**Current Amount:** \$282,360.65      **As Of:** 01/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** AmeriSave Mortgage Corporation  
**Current Owner:** Chad Alan Pohja, Mackenzie Ann Peake Pohja  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmeriSave Mortgage Corporation  
**Grantor (Borrower On Deed of Trust):** Mackenzie Ann Peake Pohja and Chad Alan Pohja

**Publication:** Greeley Tribune      **First Publication Date:** 08/30/2024  
**Last Publication Date:** 09/27/2024

**Attorney for Beneficiary:** Randall S. Miller & Associates PC

**Attorney File Number:** 24CO00214-1      **Phone:** (720) 25-9 8626      **Fax:** (720) 25-96709

**Foreclosure Number:** 24-0167

**NED Date:** 06/24/2024      **Reception #:** 4967322  
**Original Sale Date:** 10/23/2024  
**Deed of Trust Date:** 09/10/2019      **Recording Date:** 09/11/2019      **Reception #:** 4522145  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE WEST 1/2 OF LOT 12, AND ALL OF LOTS 13, 14, 15, AND 16, BLOCK 11, IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 502 3RD STREET, FREDERICK, CO 80530

**Original Note Amt:** \$369,500.00      **LoanType:** CONVENTIONAL      **Interest Rate:** 3.875  
**Current Amount:** \$340,367.99      **As Of:** 11/01/2023      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** STEVEN CHARLES ODUM  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NOVA FINANCIAL & INVESTMENT CORPORATION  
**Grantor (Borrower On Deed of Trust):** STEVEN CHARLES ODUM

**Publication:** Greeley Tribune      **First Publication Date:** 08/30/2024  
**Last Publication Date:** 09/27/2024

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

**Attorney File Number:** 00000010148336      **Phone:** (303)350-3711      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Weld County

From June 24, 2024 Through June 28, 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:** 24-0168

**NED Date:** 06/26/2024      **Reception #:** 4967945  
**Original Sale Date:** 10/23/2024  
**Deed of Trust Date:** 07/19/2019      **Recording Date:** 07/24/2019      **Reception #:** 4508395  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 1, 2, AND 3, BLOCK 93, IN THE TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO

PARCEL ID NUMBER: 105911158007

**Address:** 301 S Dorothy Avenue, Milliken, CO 80543

**Original Note Amt:** \$316,167.00      **LoanType:** FHA      **Interest Rate:** 5  
**Current Amount:** \$297,052.75      **As Of:** 01/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LAKEVIEW LOAN SERVICING, LLC  
**Current Owner:** Madrill, Marlena, Eva, Martinez, Joseph, B  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Joseph B Martinez AND Marlena Eva Madrill

**Publication:** Greeley Tribune      **First Publication Date:** 08/30/2024  
**Last Publication Date:** 09/27/2024

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

**Attorney File Number:** 24-032528      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 24-0169

**NED Date:** 06/27/2024      **Reception #:** 4968184  
**Original Sale Date:** 10/30/2024  
**Deed of Trust Date:** 07/12/2021      **Recording Date:** 08/13/2021      **Reception #:** 4746125  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 61, BLOCK 1, WILLOWBROOK SUBDIVISION, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.  
APN: 095925015061

**Address:** 2515 Marina Street, Evans, CO 80620

**Original Note Amt:** \$284,000.00      **LoanType:** VA      **Interest Rate:** 2.839  
**Current Amount:** \$276,223.90      **As Of:** 12/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** Garcia, Joseph  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
United Wholesale Mortgage, LLC, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Joseph Garcia

**Publication:** Greeley Tribune      **First Publication Date:** 09/06/2024  
**Last Publication Date:** 10/04/2024

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

**Attorney File Number:** 23-029578      **Phone:** (855)263-9295      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

From June 24, 2024 Through June 28, 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:** 24-0170

**NED Date:** 06/27/2024      **Reception #:** 4968185  
**Original Sale Date:** 10/30/2024  
**Deed of Trust Date:** 05/14/2021      **Recording Date:** 05/17/2021      **Reception #:** 4715988  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 6, RAINDANCE SUBDIVISION NINTH FILING, COUNTY OF WELD, STATE OF COLORADO.  
APN#: 080730368009 MODIFICATION OF PROMISSORY NOTE AND/ OR DEED OF TRUST RECORDED ON 7/15/2021 AT  
RECEPTION NO. 4735670 TO ATTACH THE PUD RIDER AND RE-RECORDED ON 11/30/2021 AT RECEPTION NO. 4780588

**Address:** 1668 Thrive Dr, Windsor, CO 80550

**Original Note Amt:** \$416,294.00      **LoanType:** FHA      **Interest Rate:** 3.375  
**Current Amount:** \$394,636.65      **As Of:** 02/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Anderson, Whitney, Martin, Grant, Duncan  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Grant Duncan Martin AND Whitney Anderson

**Publication:** Greeley Tribune      **First Publication Date:** 09/06/2024  
**Last Publication Date:** 10/04/2024

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

**Attorney File Number:** 24-032543      **Phone:** (855)263-9295      **Fax:** (303)706-9994

**Foreclosure Number:** 24-0171

**NED Date:** 06/27/2024      **Reception #:** 4968186  
**Original Sale Date:** 10/30/2024  
**Deed of Trust Date:** 11/10/2022      **Recording Date:** 11/14/2022      **Reception #:** 4866886  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** PARCEL G, BLOCK 24, CREST-MAR TOWN HOMES SECOND FILING, TOWN OF GILCREST, COUNTY OF WELD, STATE  
OF COLORADO.

APN #: 105728404022

**Address:** 212 6th St, Gilcrest, CO 80623

**Original Note Amt:** \$241,544.00      **LoanType:** FHA      **Interest Rate:** 6.75  
**Current Amount:** \$237,237.18      **As Of:** 02/01/2024      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Harrison, Vanity  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR  
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust)** Vanity Harrison

**Publication:** Greeley Tribune      **First Publication Date:** 09/06/2024  
**Last Publication Date:** 10/04/2024

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

**Attorney File Number:** 24-032558      **Phone:** (855)263-9295      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Weld County

From June 24, 2024 Through June 28, 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:** 24-0172

**NED Date:** 06/27/2024

**Reception #:** 4968187

**Original Sale Date:** 10/30/2024

**Deed of Trust Date:** 07/20/2021

**Recording Date:** 07/30/2021

**Reception #:** 4740867

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** Lot 13, Block 2, Russell Subdivision Amended plat, Town of Firestone, County of Weld, State of Colorado.

**Address:** 138 Jackson Dr, Firestone, CO 80520

**Original Note Amt:** \$223,538.00

**LoanType:** FHA

**Interest Rate:** 2.990

**Current Amount:** \$212,494.53

**As Of:** 12/01/2023

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Lakeview Loan Servicing, LLC
<b>Current Owner:</b>	Henry Mendez Jr. and Pamela Mendez
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lakeview Community Capital, LLC, its successors and assigns
<b>Grantor (Borrower On Deed of Trust)</b>	Henry Mendez Jr. and Pamela Mendez

**Publication:** Greeley Tribune

**First Publication Date:** 09/06/2024

**Last Publication Date:** 10/04/2024

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

**Attorney File Number:** CO21377

**Phone:** (303) 27-40155

**Fax:** (303) 27-40159