

# Notices of Election and Demand Filed in Weld County

From January 16, 2023 Through January 20, 2023

**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: 23-0011**

**NED Date:** 01/16/2023                      **Reception #:** 4876956  
**Original Sale Date:** 05/17/2023  
**Deed of Trust Date:** 01/20/2012              **Recording Date:** 01/23/2012              **Reception #:** 3819451  
**Re-Recording Date:** 02/27/2012              **Re-Recorded #:** 3827333

**Legal:** LOT 15, BLOCK 6, TIMBER RIDGE PUD, THIRD FILING, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 080702437015

**Address:** 516 Prairie Clover Way, Severance, CO 80550

**Original Note Amt:** \$208,162.00              **LoanType:** USDA                              **Interest Rate:** 3.75  
**Current Amount:** \$174,386.01              **As Of:** 12/01/2019                              **Interest Type:** Fixed

**Current Lender (Beneficiary):** J.P. MORGAN MORTGAGE ACQUISITION CORP.  
**Current Owner:** Christopher Chavez AND Marti Jo Griffith  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Grantor (Borrower On Deed of Trust):** Christopher Chavez AND Marti Jo Griffith

**Publication:** Greeley Tribune                      **First Publication Date:** 03/24/2023  
**Last Publication Date:** 04/21/2023  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 20-024514              **Phone:** (303)706-9990                              **Fax:** (303)706-9994

**Foreclosure Number: 23-0012**

**NED Date:** 01/16/2023                      **Reception #:** 4876957  
**Original Sale Date:** 05/17/2023  
**Deed of Trust Date:** 09/18/2019              **Recording Date:** 09/18/2019              **Reception #:** 4524596  
**Re-Recording Date:**                              **Re-Recorded #:**

**Legal:** LOT 27, BLOCK 4, HUNTER'S RESERVE - SECOND FILING REPLAT A, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

**Address:** 3016 CANVASBACK COURT, EVANS, CO 80620

**Original Note Amt:** \$269,159.00              **LoanType:** FHA                                      **Interest Rate:** 4.25  
**Current Amount:** \$261,089.53              **As Of:** 08/01/2021                              **Interest Type:** Fixed

**Current Lender (Beneficiary):** MIDFIRST BANK  
**Current Owner:** PATTERSON, TORY, J  
**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):** TORY J PATTERSON

**Publication:** Greeley Tribune                      **First Publication Date:** 03/24/2023  
**Last Publication Date:** 04/21/2023  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 22-026310              **Phone:** (303)706-9990                              **Fax:** (303)706-9994

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**Foreclosure Number:** 23-0013

**NED Date:** 01/16/2023      **Reception #:** 4876958  
**Original Sale Date:** 05/17/2023  
**Deed of Trust Date:** 01/23/2004      **Recording Date:** 02/06/2004      **Reception #:** 3151941  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lots 2, 4, 6, and 8, in Block 22, Mead's Addition to the Town of Mead, County of Weld, State of Colorado.

**Address:** 538 5th Avenue, Mead, CO 80542

**Original Note Amt:** \$137,750.00      **LoanType:** FNMA      **Interest Rate:** 5.625  
**Current Amount:** \$100,338.76      **As Of:** 08/01/2021      **Interest Type:** Fixed

**Current Lender (Beneficiary):** LoanCare, LLC  
**Current Owner:** Donna Sue Pierce and James M. Pierce, Jr.  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for GMAC  
Mortgage Corporation, its successors and assigns  
**Grantor (Borrower On Deed of Trust)** Donna Sue Pierce and James M. Pierce, Jr.

**Publication:** Greeley Tribune      **First Publication Date:** 03/24/2023  
**Last Publication Date:** 04/21/2023  
**Attorney for Beneficiary:** HALLIDAY, WATKINS & MANN, P.C.  
**Attorney File Number:** CO21137      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

**Foreclosure Number:** 23-0014

**NED Date:** 01/16/2023      **Reception #:** 4876959  
**Original Sale Date:** 05/17/2023  
**Deed of Trust Date:** 07/22/2020      **Recording Date:** 07/23/2020      **Reception #:** 4612081  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 27, BLOCK 6, COALRIDGE ESTATES, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 524 HAWTHORN CIR, FREDERICK, CO 80530-6007

**Original Note Amt:** \$392,753.00      **LoanType:** FHA      **Interest Rate:** 3.625  
**Current Amount:** \$380,945.53      **As Of:** 04/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CARRINGTON MORTGAGE SERVICES, LLC  
**Current Owner:** OLUWANISOLA ABOLAJI  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS  
NOMINEE FOR QUICKEN LOANS, LLC  
**Grantor (Borrower On Deed of Trust)** OLUWANISOLA ABOLAJI

**Publication:** Greeley Tribune      **First Publication Date:** 03/24/2023  
**Last Publication Date:** 04/21/2023  
**Attorney for Beneficiary:** Barrett, Frappier & Weisserman, LLP  
**Attorney File Number:** 00000009688391      **Phone:** (303)350-3711      **Fax:** (303)813-1107

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**Foreclosure Number:** 23-0015

**NED Date:** 01/16/2023      **Reception #:** 4876960  
**Original Sale Date:** 05/17/2023  
**Deed of Trust Date:** 12/09/2019      **Recording Date:** 12/12/2019      **Reception #:** 4549130  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 2, WEST HILL-N-PARK 4TH FILING, COUNTY OF WELD, STATE OF COLORADO.  
PARCEL ID NUMBER: 095926330011

**Address:** 4342 W Shenandoah St, Greeley, CO 80634

**Original Note Amt:** \$269,037.00      **LoanType:** FHA      **Interest Rate:** 4.5  
**Current Amount:** \$257,809.90      **As Of:** 08/01/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:** Oqueli Benitez, Jazmin, M.  
**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)** Jazmin M. Oqueli Benitez

**Publication:** Greeley Tribune      **First Publication Date:** 03/24/2023  
**Last Publication Date:** 04/21/2023  
**Attorney for Beneficiary:** Janeway Law Firm, P.C.  
**Attorney File Number:** 22-029099      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 23-0016

**NED Date:** 01/17/2023      **Reception #:** 4877154  
**Original Sale Date:** 05/17/2023  
**Deed of Trust Date:** 05/10/2019      **Recording Date:** 05/15/2019      **Reception #:** 4489214  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 16, BLOCK 3, WINTER FARM SUBDIVISION, THIRD FILING, COUNTY OF WELD, STATE OF COLORADO

**Address:** 496 Gannet Peak Dr, Windsor, CO 80550

**Original Note Amt:** \$100,000.00      **LoanType:** Heloc      **Interest Rate:** 3.490  
**Current Amount:** \$46,025.00      **As Of:** 01/09/2022      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Security Service Federal Credit Union  
**Current Owner:** Frederick J. Babb and Renee M. Babb  
**Grantee (Lender On Deed of Trust):** Security Service Federal Credit Union  
**Grantor (Borrower On Deed of Trust)** Frederick J. Babb and Renee M. Babb

**Publication:** Greeley Tribune      **First Publication Date:** 03/24/2023  
**Last Publication Date:** 04/21/2023  
**Attorney for Beneficiary:** McCarthy & Holthus, LLP  
**Attorney File Number:** CO-22-950612-LL      **Phone:** (877)369-6122      **Fax:** (866)894-7369

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