

# Weld County Pre Sale Foreclosure List

6/5/2023

2:01:16PM

Sale Date: June 07, 2023

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Foreclosure #: 22-0163  
The Grantor: Oscar A. Pitts and Amanda Lemon  
Legal Description: LOT 7, BLOCK 8, WESTVIEW SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.  
Street Address: 7140 Shavano Circle, Frederick, CO 80504  
Current Beneficiary Name: CrossCountry Mortgage LLC  
First Publication: 06/24/2022  
Last Publication: 07/22/2022  
Publication Newspaper: Greeley Tribune  
Lender's Bid Amount: \$453,870.00  
Deficiency: \$90,895.60  
Total Indebtedness: \$544,765.60

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Foreclosure #: 22-0408  
The Grantor: XINYANG LIU  
Legal Description: LOT 10, BLOCK 4, THE RIDGE AT HARMONY ROAD SUBDIVISION THIRD FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.  
Street Address: 1572 ILLINGWORTH DRIVE, WINDSOR, CO 80550  
Current Beneficiary Name: NATIONSTAR MORTGAGE LLC  
First Publication: 02/03/2023  
Last Publication: 03/03/2023  
Publication Newspaper: Greeley Tribune  
Lender's Bid Amount: \$401,500.00  
Deficiency: \$127,909.15  
Total Indebtedness: \$529,409.15

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Foreclosure: #: 22-0411

The Grantor: Charisse Marie Armagost

Legal Description: LOT 1, BLOCK 7, SOUTHMOOR VILLAGE SECOND FILING, CITY OF GREELEY,  
COUNTY OF WELD, STATE OF COLORADO.  
PARCEL ID NUMBER: 096119202002

Street Address: 2275 31St Street, Greeley, CO 80631

Current Beneficiary Name: THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK ,  
successor in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset  
Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through  
Certificates, Series 2005-5

First Publication: 02/03/2023

Last Publication: 03/03/2023

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$105,371.04

Deficiency: \$0.00

Total Indebtedness: \$105,371.04

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Foreclosure: #: 23-0038

The Grantor: Nickolaus R. Wanker

Legal Description: Lot 2, Block 75, Aristocrat Ranchettes, Third Filing, County of Weld, State of Colorado.

Street Address: 16458 Lamb Ave, Fort Lupton, CO 80621

Current Beneficiary Name: BOKE, N.A.

First Publication: 04/14/2023

Last Publication: 05/12/2023

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$248,417.69

Deficiency: \$0.00

Total Indebtedness: \$248,417.69

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Foreclosure: #: 23-0041

The Grantor: Jose Silerio Cardenas

Legal Description: LOT 7, BLOCK 17, ARISTOCRAT RANCHETTES INC. SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

PARCEL ID NUMBER: 130927210004

Street Address: 15339 Nancy Ave, Fort Lupton, CO 80621-4117

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/14/2023

Last Publication: 05/12/2023

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$354,785.09

Deficiency: \$0.00

Total Indebtedness: \$354,785.09

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Total Foreclosures: 5