

Weld County Pre Sale Foreclosure List

8/21/2023 2:44:02PM

Sale Date: August 23, 2023

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| Foreclosure: #: | 22-0317 |
| The Grantor: | Marshall W Johnson |
| Legal Description: | LOTS A AND B, RECORDED EXEMPTION NO. 0709-10-3-RE 2561, RECORDED SEPTEMBER 27, 1999 AT RECEPTION NO. 2722936, LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO |
| Street Address: | 21365 Highway 14, Ault, CO 80610 |
| Current Beneficiary Name: | United Shore Financial Services, LLC d/b/a United Wholesale Mortgage |
| First Publication: | 10/21/2022 |
| Last Publication: | 11/18/2022 |
| Publication Newspaper: | Greeley Tribune |
| Lender's Bid Amount: | \$147,009.00 |
| Deficiency: | \$224,374.99 |
| Total Indebtedness: | \$371,383.99 |

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| Foreclosure: #: | 22-0446 |
| The Grantor: | CALEB B HAYNE |
| Legal Description: | THAT PART OF THE SE1/4SW1/4 OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., THENCE NORTH 00°00’ WEST 1188.46 FEET ALONG THE WEST LINE OF SAID SECTION 12, THENCE NORTH 88°46’ EAST 1414.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°46’ EAST 605.00 THENCE SOUTH 00°00’ WEST 180.04 FEET PARALLEL TO THE WEST LINE OF SAID SECTION 12; THENCE SOUTH 88°46’ WEST 605.00 FEET; THENCE NORTH 00°00’ WEST 180.04 FEET PARALLEL TO THE WEST LINE OF SAID SECTION 12 TO THE TRUE POINT OF BEGINNING, TOGETHER WITH AN ACCESS EASEMENT AS CONTAINED IN INSTRUMENT RECORDED MARCH 27, 1972 IN BOOK 664 AT RECEPTION NO. 1586268, COUNTY OF WELD, STATE OF COLORADO. |
| Street Address: | 4182 YORK STREET, DACONO, CO 80514 |
| Current Beneficiary Name: | PENNYMAC LOAN SERVICES, LLC |
| First Publication: | 03/10/2023 |
| Last Publication: | 04/07/2023 |
| Publication Newspaper: | Greeley Tribune |
| Lender's Bid Amount: | \$222,842.28 |
| Deficiency: | \$0.00 |
| Total Indebtedness: | \$222,842.28 |

Total Foreclosures: 2