

Weld County Pre Sale Foreclosure List

9/1/2023

12:52:55PM

Sale Date: September 06, 2023

Foreclosure #: 22-0265

The Grantor: Ruth Stevenson

Legal Description: All the real property, together with improvements, if any, situate, lying and being in the county of Weld and State of Colorado, described as follows:

A parcel of Land located in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 8, Township 5 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, more particularly described as follows:

Commencing at the Northeast corner of said Section 8;

thence South along the East line of said Section 8, a distance of 2,648.92 feet;

thence West 30 feet to the West right of way line of County Road and the True Point of Beginning;

thence South along the West right of way line of said County Road, 291.26 feet;

thence North 89 degrees 47 minutes 36 seconds West 415.51 feet;

thence North 55 degrees 06 minutes 30 seconds East, 506.57 feet to the True Point of Beginning.

Being the same property conveyed to Edward Stevenson and Ruth Stevenson, joint tenants by Warranty Deed from Randy L. Rouse as recorded 11/14/2014 in Book NA at Page NA as Document 4061590.

Commonly Known As: 1525 71st Ave, Greeley, CO, 80634

Tax ID: 095908400037

NOTE: Ruth Stevenson is the surviving joint tenant of Edward Stevenson having died in Weld County CO on 12/28/2020.

Street Address: 1525 71st Avenue, Greeley, CO 80634

Current Beneficiary Name: Amerisave Mortgage Corporation

First Publication: 09/16/2022

Last Publication: 10/14/2022

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$398,014.38

Deficiency: \$0.00

Total Indebtedness: \$398,014.38

Foreclosure: #: 23-0126
The Grantor: AARON BOTTRELL AND AMY BOTTRELL
Legal Description: LOT 3, BLOCK 4, STROH FARM FILING NO. 5, COUNTY OF WELD, STATE OF COLORADO.
L13 BLK4 STROH FARM 5TH
APN #: 105920436003

Street Address: 2707 WHITE WING RD, JOHNSTOWN, CO 80534

Current Beneficiary Name: PLAZA HOME MORTGAGE, INC.

First Publication: 06/30/2023

Last Publication: 07/28/2023

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$419,000.00

Deficiency: \$108,731.69

Total Indebtedness: \$527,731.69

Foreclosure: #: 23-0137

The Grantor: Timothy J. Kosmerl

Legal Description: LOT 37, BLOCK 2, PARK LAND ESTATES, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 146708203037

Street Address: 4772 SYLVIA LANE, ERIE, CO 80516

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION, as Trustee for Banc of America Funding Corporation 2007-6

First Publication: 07/14/2023

Last Publication: 08/11/2023

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$735,046.90

Deficiency: \$0.00

Total Indebtedness: \$735,046.90

Total Foreclosures: 3