

Weld County Pre Sale Foreclosure List

Sale Date: November 29, 2023

Foreclosure: #: 17-0186
The Grantor: CELIA GARCIA

Legal Description: LOT 28, BLOCK 17, TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 121119000024

Street Address: 601 FRONT STREET, PLATTEVILLE, CO 80651

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE4

First Publication: 09/22/2017

Last Publication: 10/20/2017

Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$201,562.29
Deficiency: \$0.00
Total Indebtedness: \$201,562.29

Foreclosure: #: 23-0115
The Grantor: Arlee D. Bates

Legal Description: Lot 8, Block 2, Amended Replat of all of Ley Subdivision, Second Addition, County of Weld, State of Colorado.
**This loan has been modified through an Extended Loan Modification Agreement recorded 06/03/2022 at Reception No. 4832663 in the records of the Weld County Clerk and Recorder, Colorado.

Street Address: 279 Ley Dr, La Salle, CO 80645

Current Beneficiary Name: ALLIED FIRST BANK, SB DBA SERVBANK

First Publication: 06/16/2023

Last Publication: 07/14/2023

Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$119,905.76
Deficiency: \$0.00
Total Indebtedness: \$119,905.76

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| Foreclosure: #: | 23-0210 |
| The Grantor: | Isabel Garcia and Luis Garcia |
| Legal Description: | LOT 63, AMENDED PLAT OF BELLA VISTA FIRST FILING, TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO. |
| Street Address: | 1527 Bella Vista, Platteville, CO 80651 |
| Current Beneficiary Name: | U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust |
| First Publication: | 10/06/2023 |
| Last Publication: | 11/03/2023 |
| Publication Newspaper: | Greeley Tribune |
| Lender's Bid Amount: | \$139,192.00 |
| Deficiency: | \$17,278.92 |
| Total Indebtedness: | \$156,470.92 |
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| Foreclosure: #: | 23-0216 |
| The Grantor: | Raul A. Rodriguez |
| Legal Description: | LOT 17, BLOCK 1, BLUE LAKE SUBDIVISION, FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO. |
| | APN #: 147125101017 |
| | SCRIVENER’S AFFIDAVIT RECORDED ON 3/26/2019 AT RECEPTION NO. 4476141 TO CORRECT THE PUD RIDER |
| Street Address: | 317 Whimsical Avenue, Lochbuie, CO 80603 |
| Current Beneficiary Name: | COLORADO HOUSING AND FINANCE AUTHORITY |
| First Publication: | 10/06/2023 |
| Last Publication: | 11/03/2023 |
| Publication Newspaper: | Greeley Tribune |
| Lender's Bid Amount: | \$421,950.00 |
| Deficiency: | \$27,004.73 |
| Total Indebtedness: | \$448,954.73 |
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| Foreclosure: #: | 23-0219 |
| The Grantor: | Anthony J Troisi |
| Legal Description: | LOT 5 IN BLOCK 2, COTTONWOOD VILLAGE, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO. |
| Street Address: | 2405 W 20th Street Rd, Greeley, CO 80634 |
| Current Beneficiary Name: | Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company |
| First Publication: | 10/06/2023 |
| Last Publication: | 11/03/2023 |
| Publication Newspaper: | Greeley Tribune |
| Lender's Bid Amount: | \$335,834.69 |
| Deficiency: | \$0.00 |
| Total Indebtedness: | \$335,834.69 |
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Total Foreclosures: 5