

Weld County Pre Sale Foreclosure List

Sale Date: February 14, 2024

Foreclosure: #:	23-0298
The Grantor:	Otis Warner Fellows, III
Legal Description:	THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 655 FEET WEST AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 50 FEET; THENCE AT RIGHT ANGLES NORTH 125 FEET; THENCE AT RIGHT ANGLES EASTERLY 50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY TO THE PLACE OF BEGINNING. COUNTY OF WELD, STATE OF COLORADO
Street Address:	33863 Highway 52, Keenesburg, CO 80643
Current Beneficiary Name:	loanDepot.Com, LLC
First Publication:	12/22/2023
Last Publication:	01/19/2024
Publication Newspaper:	Greeley Tribune
Lender's Bid Amount:	\$323,592.50
Deficiency:	\$67,451.00
Total Indebtedness:	\$391,043.50

Foreclosure: #:	23-0299
The Grantor:	Derrik Pearce
Legal Description:	LOT 7, BLOCK 1, SEARS FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO, ALSO KNOWN AS WILLOWBROOK SUBDIVISION ACCORDING TO INSTRUMENT RECORDED AUGUST 17, 2001 UNDER RECEPTION NO. 2875802, COUNTY OF WELD, STATE OF COLORADO.
	PARCEL ID NUMBER: 095925015007
Street Address:	3813 28th Ave, Evans, CO 80620
Current Beneficiary Name:	COLORADO HOUSING AND FINANCE AUTHORITY
First Publication:	12/22/2023
Last Publication:	01/19/2024
Publication Newspaper:	Greeley Tribune
Lender's Bid Amount:	\$264,430.12
Deficiency:	\$0.00
Total Indebtedness:	\$264,430.12

Foreclosure: #:23-0301

The Grantor:Tyler Greenwalt and Ali Stoltz

Legal Description:LOT 7, BLOCK 7, HILLSIDE AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address:1730 27th Street, Greeley, CO 80631

Current Beneficiary Name:Lakeview Loan Servicing, LLC

First Publication:12/22/2023

Last Publication:01/19/2024

Publication Newspaper:Greeley Tribune

Lender's Bid Amount:\$331,035.00

Deficiency:\$61,371.77

Total Indebtedness:\$392,406.77

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Total Foreclosures:3