

## Delta County Public Trustee Active Foreclosure Details

Monday, February 2, 2024

Page 1 of 4

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<b>PT File#:</b> 2022-0012	<b>Orig Sale Date:</b> 8/10/2022	<b>Continued Date:</b> 2/11/2026	<b>Original Principal:</b> \$121,891.00
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<b>Grantor:</b>	David Marcus Hernandez AND Deborah J Hernandez
<b>Current Beneficiary:</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Property Address:</b>	445 J Street, Crawford, CO 81415
<b>Tax Schedule Number:</b>	R018476/344936102002

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<b>PT File#:</b> 2022-0017	<b>Orig Sale Date:</b> 8/17/2022	<b>Continued Date:</b>	<b>Original Principal:</b> \$101,821.00
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<b>Grantor:</b>	SHAUN R. EWING
<b>Current Beneficiary:</b>	U.S. BANK NATIONAL ASSOCIATION
<b>Property Address:</b>	773 1550 RD, DELTA, CO 81416
<b>Tax Schedule Number:</b>	R013837 / 345712100031

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<b>PT File#:</b> 2023-0021	<b>Orig Sale Date:</b> 12/20/2023	<b>Continued Date:</b> 2/11/2026	<b>Original Principal:</b> \$230,000.00
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<b>Grantor:</b>	Amy Michelle Hoyt and Marvin Petersen aka Marvin D Petersen
<b>Current Beneficiary:</b>	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
<b>Property Address:</b>	14189 Thompson Road, Paonia, CO 81428
<b>Tax Schedule Number:</b>	R008731/ 324505400012

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<b>PT File#:</b> 2024-0007	<b>Orig Sale Date:</b> 7/17/2024	<b>Continued Date:</b> 2/11/2026	<b>Original Principal:</b> \$209,096.00
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<b>Grantor:</b>	Kevan Arreola
<b>Current Beneficiary:</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Property Address:</b>	791 White Street, Delta, CO 81416
<b>Tax Schedule Number:</b>	R013018/ 345520213003

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<b>PT File#:</b> 2024-0009	<b>Orig Sale Date:</b> 11/27/2024	<b>Continued Date:</b> 9/3/2025	<b>Original Principal:</b> \$2,702,700.00
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<b>Grantor:</b>	Edward S. Tuft as to Parcels 1 and 2; Leroux Creek Food Corporation a/k/a Leroux Creek Foods, a Colorado corporation as to Parcel 3; Farm 5 Number 2, LLC, a Colorado limited liability company as to Parcel 4; and Farm 5 Number 1, LLC, a Colorado limited liability company as to Parcel 5
<b>Current Beneficiary:</b>	American AgCredit, FFLCA
<b>Property Address:</b>	9754 3100 Road, Hotchkiss, CO 81419
<b>Tax Schedule Number:</b>	R023856/ 323915200015, R025293/ 323916100027, R006926/ 324132400037, R021038/ 324127205002, R017516/ 324133100024

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<b>PT File#:</b> 2025-0003	<b>Orig Sale Date:</b> 8/27/2025	<b>Continued Date:</b> 5/6/2026	<b>Original Principal:</b> \$362,598.00
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<b>Grantor:</b>	CRAIG WARREN FARLEY AND MARQUITA MAHON FARLEY AND BILLIE FARLEY
<b>Current Beneficiary:</b>	NATIONS LENDING CORPORATION
<b>Property Address:</b>	25288 T 75 ROAD, CEDAREDGE, CO 81413
<b>Tax Schedule Number:</b>	R001992/319310300011

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<b>PT File#:</b> 2025-0013	<b>Orig Sale Date:</b> 7/16/2025	<b>Continued Date:</b> 2/11/2026	<b>Original Principal:</b> \$500,000.00
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<b>Grantor:</b>	MICHAEL JOSLIN
<b>Current Beneficiary:</b>	MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY
<b>Property Address:</b>	18817 D RD, DELTA, CO 81416
<b>Tax Schedule Number:</b>	R019893/ 345533403009

## Delta County Public Trustee Active Foreclosure Details

Monday, February 2, 2024

Page 2 of 4

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<b>PT File#:</b> 2025-0022	<b>Orig Sale Date:</b> 10/1/2025	<b>Continued Date:</b> 3/4/2026	<b>Original Principal:</b> \$172,500.00
<b>Grantor:</b>	Tyler Cole Lorimor and Paula Frances Lorimor		
<b>Current Beneficiary:</b>	United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture		
<b>Property Address:</b>	2498 Ridge Road, Delta, CO 81416		
<b>Tax Schedule Number:</b>	R015837/ 349311402003		

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<b>PT File#:</b> 2025-0026	<b>Orig Sale Date:</b> 2/11/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$238,698.00
<b>Grantor:</b>	SED ENTERPRISES, LLC		
<b>Current Beneficiary:</b>	BANK OF COLORADO		
<b>Property Address:</b>	1010 SW 11TH AVE, CEDAREDGE, CO 81413		
<b>Tax Schedule Number:</b>	R026032/319330407001 R026033/319330407002 R026036/319330406003 R026039/319330406004		

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<b>PT File#:</b> 2025-0031	<b>Orig Sale Date:</b> 11/26/2025	<b>Continued Date:</b> 3/18/2026	<b>Original Principal:</b> \$303,425.00
<b>Grantor:</b>	Edward Steven Leavitt Jr.		
<b>Current Beneficiary:</b>	COLORADO HOUSING AND FINANCE AUTHORITY		
<b>Property Address:</b>	1551 I Road, Delta, CO 81416		
<b>Tax Schedule Number:</b>	R020251/ 345712104003		

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<b>PT File#:</b> 2025-0032	<b>Orig Sale Date:</b> 12/10/2025	<b>Continued Date:</b> 3/18/2026	<b>Original Principal:</b> \$230,743.00
<b>Grantor:</b>	Paul Lewis		
<b>Current Beneficiary:</b>	Guild Mortgage Company LLC		
<b>Property Address:</b>	308 E 4th St, Delta, CO 81416		
<b>Tax Schedule Number:</b>	R014499/ 345713433003		

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<b>PT File#:</b> 2025-0033	<b>Orig Sale Date:</b> 12/10/2025	<b>Continued Date:</b> 3/18/2026	<b>Original Principal:</b> \$157,164.00
<b>Grantor:</b>	Clara Wilkins and Sally Monette		
<b>Current Beneficiary:</b>	United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture		
<b>Property Address:</b>	1726 Pioneer Circle, Delta, CO 81416		
<b>Tax Schedule Number:</b>	R019953/ 345530119001		

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<b>PT File#:</b> 2025-0035	<b>Orig Sale Date:</b> 1/7/2026	<b>Continued Date:</b> 2/11/2026	<b>Original Principal:</b> \$226,868.00
<b>Grantor:</b>	THOMAS T JONES		
<b>Current Beneficiary:</b>	CARRINGTON MORTGAGE SERVICES, LLC		
<b>Property Address:</b>	1962 ROSE COURT, DELTA, CO 81416		
<b>Tax Schedule Number:</b>	R013393/ 345530203015		

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<b>PT File#:</b> 2025-0036	<b>Orig Sale Date:</b> 1/7/2026	<b>Continued Date:</b> 3/18/2026	<b>Original Principal:</b> \$125,682.00
<b>Grantor:</b>	Terri Jade Smith		
<b>Current Beneficiary:</b>	United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture		
<b>Property Address:</b>	12419 East Spring Circle, Eckert, CO 81418		
<b>Tax Schedule Number:</b>	R005266/ 323713302011		

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<b>PT File#:</b> 2025-0037	<b>Orig Sale Date:</b> 1/7/2026	<b>Continued Date:</b> 2/11/2026	<b>Original Principal:</b> \$312,750.00
<b>Grantor:</b>	Natalia Litbarg		
<b>Current Beneficiary:</b>	Guild Mortgage Company LLC		
<b>Property Address:</b>	20939 Fairview Rd, Austin, CO 81410		
<b>Tax Schedule Number:</b>	R005921/ 323735400027		

## Delta County Public Trustee Active Foreclosure Details

Monday, February 2, 2024

Page 3 of 4

<b>PT File#:</b> 2025-0039	<b>Orig Sale Date:</b> 5/6/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$500,000.00
<b>Grantor:</b> <b>Current Beneficiary:</b> <b>Property Address:</b> <b>Tax Schedule Number:</b>	BARRY WILLITS AND JEAN WILLITS WEINBERG SERVICING, LLC 14502 & 14506 2800 ROAD, HOTCHKISS, CO 81419 R018540/ 324106200023 & R006403/ 324106200006		
<b>PT File#:</b> 2025-0040	<b>Orig Sale Date:</b> 1/28/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$210,000.00
<b>Grantor:</b> <b>Current Beneficiary:</b> <b>Property Address:</b> <b>Tax Schedule Number:</b>	DAVID REED AND LINDSEY REED CHARLES NELSON AND LINDA NELSON, IN JOINT TENANCY 409 and 411 B ST, DELTA, CO 81416 R024871 / 345518326012		
<b>PT File#:</b> 2025-0041	<b>Orig Sale Date:</b> 2/4/2026	<b>Continued Date:</b> 3/4/2026	<b>Original Principal:</b> \$181,649.00
<b>Grantor:</b> <b>Current Beneficiary:</b> <b>Property Address:</b> <b>Tax Schedule Number:</b>	Raymond Toole COLORADO HOUSING AND FINANCE AUTHORITY 1488 Highway 50, Delta, CO 81416 R013790 / 345711400031		
<b>PT File#:</b> 2025-0042	<b>Orig Sale Date:</b> 2/18/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$348,750.00
<b>Grantor:</b> <b>Current Beneficiary:</b> <b>Property Address:</b> <b>Tax Schedule Number:</b>	DANIEL J. PUTNEY AND TAWNA R. PUTNEY COMMUNITY LOAN SERVICING, LLC 477 1600 RD, DELTA, CO 81416 R015579/ 345725100048		
<b>PT File#:</b> 2025-0043	<b>Orig Sale Date:</b> 2/18/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$305,280.00
<b>Grantor:</b> <b>Current Beneficiary:</b> <b>Property Address:</b> <b>Tax Schedule Number:</b>	Trever Ormsbee COLORADO HOUSING AND FINANCE AUTHORITY 1700 Pioneer Cir, Delta, CO 81416 R019318/ 345530114011		
<b>PT File#:</b> 2025-0044	<b>Orig Sale Date:</b> 2/25/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$494,000.00
<b>Grantor:</b> <b>Current Beneficiary:</b> <b>Property Address:</b> <b>Tax Schedule Number:</b>	Christopher Geatz Rocket Mortgage, LLC f/k/a Quicken Loans, LLC 29501 P 50 Rd, Hotchkiss, CO 81419-8203 R001607/ 319129300005		
<b>PT File#:</b> 2025-0045	<b>Orig Sale Date:</b> 3/4/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$200,000.00
<b>Grantor:</b> <b>Current Beneficiary:</b> <b>Property Address:</b> <b>Tax Schedule Number:</b>	James Douglas Edenbo Select Portfolio Servicing, Inc. 500 A Street, Delta, CO 81416 R012224/ 345519200027		
<b>PT File#:</b> 2025-0046	<b>Orig Sale Date:</b> 3/18/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$104,904.00
<b>Grantor:</b> <b>Current Beneficiary:</b> <b>Property Address:</b> <b>Tax Schedule Number:</b>	Tyler Guyer COLORADO HOUSING AND FINANCE AUTHORITY 364 N 3rd St, Hotchkiss, CO 81419 R007974/ 324330318001		

## Delta County Public Trustee Active Foreclosure Details

Monday, February 2, 2024

Page 4 of 4

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PT File#: 2025-0047	Orig Sale Date: 4/8/2026	Continued Date:	Original Principal: \$110,300.00
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Grantor:	Thomas Dagnan
Current Beneficiary:	GSMPS Mortgage Loan Trust 2006-RP1, U.S. Bank National Association, as Trustee
Property Address:	186 South 3rd St, Hotchkiss, CO 81419
Tax Schedule Number:	R008172/ 324331201008

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PT File#: 2025-0048	Orig Sale Date: 8/5/2026	Continued Date:	Original Principal: \$199,000.00
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Grantor:	LISA HESS AND MATT E HESS
Current Beneficiary:	SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES
Property Address:	34179 OWL LN, HOTCHKISS, CO 81419
Tax Schedule Number:	R019455/ 344906303001

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PT File#: 2025-0049	Orig Sale Date: 4/22/2026	Continued Date:	Original Principal: \$200,000.00
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Grantor:	STEPHEN INVESTMENTS LLC, A COLOARDO LIMITED LIABILITY COMPANY
Current Beneficiary:	WEINBERG SERVICING, LLC
Property Address:	1655 H38 ROAD, DELTA, CO 81416
Tax Schedule Number:	R011216/ 345507300016

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PT File#: 2025-0050	Orig Sale Date: 4/29/2026	Continued Date:	Original Principal: \$405,000.00
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Grantor:	Ben W Lockard
Current Beneficiary:	Amerihome Mortgage Company, LLC
Property Address:	407 Leon St., Delta, CO 81416
Tax Schedule Number:	R011892/ 345518322001

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PT File#: 2026-0001	Orig Sale Date: 9/16/2026	Continued Date:	Original Principal: \$491,000.00
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Grantor:	JAMES I RUFF
Current Beneficiary:	THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES
Property Address:	459 1740 RD, DELTA, CO 81416
Tax Schedule Number:	R025627/ 345529201002