

## Delta County Public Trustee Active Foreclosure Details

Monday, March 30, 2026

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**PT File#: 2022-0012**                      **Orig Sale Date: 8/10/2022**                      **Continued Date: 4/8/2026**                      **Original Principal: \$121,891.00**

**Grantor:** David Marcus Hernandez AND Deborah J Hernandez  
**Current Beneficiary:** COLORADO HOUSING AND FINANCE AUTHORITY  
**Property Address:** 445 J Street, Crawford, CO 81415  
**Tax Schedule Number:** R018476/344936102002

**PT File#: 2022-0017**                      **Orig Sale Date: 8/17/2022**                      **Continued Date:**                      **Original Principal: \$101,821.00**

**Grantor:** SHAUN R. EWING  
**Current Beneficiary:** U.S. BANK NATIONAL ASSOCIATION  
**Property Address:** 773 1550 RD, DELTA, CO 81416  
**Tax Schedule Number:** R013837 / 345712100031

**PT File#: 2023-0021**                      **Orig Sale Date: 12/20/2023**                      **Continued Date: 4/8/2026**                      **Original Principal: \$230,000.00**

**Grantor:** Amy Michelle Hoyt and Marvin Petersen aka Marvin D Petersen  
**Current Beneficiary:** NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing  
**Property Address:** 14189 Thompson Road, Paonia, CO 81428  
**Tax Schedule Number:** R008731/ 324505400012

**PT File#: 2024-0007**                      **Orig Sale Date: 7/17/2024**                      **Continued Date: 5/20/2026**                      **Original Principal: \$209,096.00**

**Grantor:** Kevan Arreola  
**Current Beneficiary:** COLORADO HOUSING AND FINANCE AUTHORITY  
**Property Address:** 791 White Street, Delta, CO 81416  
**Tax Schedule Number:** R013018/ 345520213003

**PT File#: 2024-0009**                      **Orig Sale Date: 11/27/2024**                      **Continued Date: 9/3/2025**                      **Original Principal: \$2,702,700.00**

**Grantor:** 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  
**Current Beneficiary:** American AgCredit, FLCA  
**Property Address:** 9754 3100 Road, Hotchkiss, CO 81419  
**Tax Schedule Number:** R023856/ 323915200015, R025293/ 323916100027, R006926/ 324132400037, R021038/ 324127205002, R017516/ 324133100024

**PT File#: 2025-0003**                      **Orig Sale Date: 8/27/2025**                      **Continued Date: 5/6/2026**                      **Original Principal: \$362,598.00**

**Grantor:** CRAIG WARREN FARLEY AND MARQUITA MAHON FARLEY AND BILLIE FARLEY  
**Current Beneficiary:** NATIONS LENDING CORPORATION  
**Property Address:** 25288 T 75 ROAD, CEDAREGE, CO 81413  
**Tax Schedule Number:** R001992/319310300011

**PT File#: 2025-0022**                      **Orig Sale Date: 10/1/2025**                      **Continued Date: 4/22/2026**                      **Original Principal: \$172,500.00**

**Grantor:** Tyler Cole Lorimor and Paula Frances Lorimor  
**Current Beneficiary:** United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture  
**Property Address:** 2498 Ridge Road, Delta, CO 81416  
**Tax Schedule Number:** R015837/ 349311402003

**PT File#: 2025-0031**                      **Orig Sale Date: 11/26/2025**                      **Continued Date: 4/22/2026**                      **Original Principal: \$303,425.00**

**Grantor:** Edward Steven Leavitt Jr.  
**Current Beneficiary:** COLORADO HOUSING AND FINANCE AUTHORITY  
**Property Address:** 1551 I Road, Delta, CO 81416  
**Tax Schedule Number:** R020251/ 345712104003

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<b>PT File#:</b> 2025-0032	<b>Orig Sale Date:</b> 12/10/2025	<b>Continued Date:</b> 5/20/2026	<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> 4/29/2026	<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> 2025-0036	<b>Orig Sale Date:</b> 1/7/2026	<b>Continued Date:</b> 4/22/2026	<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> 4/8/2026	<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		

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<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>	BARRY WILLITS AND JEAN WILLITS		
<b>Current Beneficiary:</b>	WEINBERG SERVICING, LLC		
<b>Property Address:</b>	14502 & 14506 2800 ROAD, HOTCHKISS, CO 81419		
<b>Tax Schedule Number:</b>	R018540/ 324106200023 & R006403/ 324106200006		

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<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>	DAVID REED AND LINDSEY REED		
<b>Current Beneficiary:</b>	CHARLES NELSON AND LINDA NELSON, IN JOINT TENANCY		
<b>Property Address:</b>	409 and 411 B ST, DELTA, CO 81416		
<b>Tax Schedule Number:</b>	R024871 / 345518326012		

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<b>PT File#:</b> 2025-0041	<b>Orig Sale Date:</b> 2/4/2026	<b>Continued Date:</b> 5/13/2026	<b>Original Principal:</b> \$181,649.00
<b>Grantor:</b>	Raymond Toole		
<b>Current Beneficiary:</b>	COLORADO HOUSING AND FINANCE AUTHORITY		
<b>Property Address:</b>	1488 Highway 50, Delta, CO 81416		
<b>Tax Schedule Number:</b>	R013790 / 345711400031		

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<b>PT File#:</b> 2025-0044	<b>Orig Sale Date:</b> 2/25/2026	<b>Continued Date:</b> 6/10/2026	<b>Original Principal:</b> \$494,000.00
<b>Grantor:</b>	Christopher Geatz		
<b>Current Beneficiary:</b>	Rocket Mortgage, LLC f/k/a Quicken Loans, LLC		
<b>Property Address:</b>	29501 P 50 Rd, Hotchkiss, CO 81419-8203		
<b>Tax Schedule Number:</b>	R001607/ 319129300005		

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**PT File#:** 2025-0046                      **Orig Sale Date:** 3/18/2026                      **Continued Date:** 4/22/2026                      **Original Principal:** \$104,904.00

**Grantor:** Tylor Guyer  
**Current Beneficiary:** COLORADO HOUSING AND FINANCE AUTHORITY  
**Property Address:** 364 N 3rd St, Hotchkiss, CO 81419  
**Tax Schedule Number:** R007974/ 324330318001

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**PT File#:** 2025-0047                      **Orig Sale Date:** 4/8/2026                      **Continued Date:**                      **Original Principal:** \$110,300.00

**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

**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

**Grantor:** STEPHEN INVESTMENTS LLC, A COLORADO 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

**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

**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

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**PT File#:** 2026-0002                      **Orig Sale Date:** 6/10/2026                      **Continued Date:** 7/22/2026                      **Original Principal:** \$412,500.00

**Grantor:** Patricia V. Faas  
**Current Beneficiary:** FINANCE OF AMERICA REVERSE LLC  
**Property Address:** 516 Willow Dr, Hotchkiss, CO 81419  
**Tax Schedule Number:** R007831/ 324330303009

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**PT File#:** 2026-0003                      **Orig Sale Date:** 6/10/2026                      **Continued Date:**                      **Original Principal:** \$51,586.66

**Grantor:** Ronald R. Randall and Kathy D. Randall  
**Current Beneficiary:** U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1997-7  
**Property Address:** 5095 Vista Ct, Delta, CO 81416  
**Tax Schedule Number:** R013144/ 345524301001

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<b>PT File#:</b> 2026-0004	<b>Orig Sale Date:</b> 6/17/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$525,000.00
<b>Grantor:</b>	Irma Garcia		
<b>Current Beneficiary:</b>	CARRINGTON MORTGAGE SERVICES LLC		
<b>Property Address:</b>	756 1630 Road, Delta, CO 81416		
<b>Tax Schedule Number:</b>	R017573/ 345507201003		

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<b>PT File#:</b> 2026-0005	<b>Orig Sale Date:</b> 6/24/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$219,600.00
<b>Grantor:</b>	Steven Ross		
<b>Current Beneficiary:</b>	PNC Bank, National Association		
<b>Property Address:</b>	42503 Lamborn Mesa Rd, Paonia, CO 81428		
<b>Tax Schedule Number:</b>	R009519/ 324509400016		

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<b>PT File#:</b> 2026-0006	<b>Orig Sale Date:</b> 6/24/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$400,240.00
<b>Grantor:</b>	WILLARD E MAYS		
<b>Current Beneficiary:</b>	THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES		
<b>Property Address:</b>	5060 BALDY CT, DELTA, CO 81416		
<b>Tax Schedule Number:</b>	R022529/ 345319305002		

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<b>PT File#:</b> 2026-0007	<b>Orig Sale Date:</b> 6/24/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$289,900.00
<b>Grantor:</b>	Laura Campbell		
<b>Current Beneficiary:</b>	ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION		
<b>Property Address:</b>	22214 H75 Rd, Delta, CO 81416		
<b>Tax Schedule Number:</b>	R010786/ 345307201001		

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<b>PT File#:</b> 2026-0008	<b>Orig Sale Date:</b> 7/8/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$347,000.00
<b>Grantor:</b>	DAVID A. STRAIT AND AMY L. WARDLAW		
<b>Current Beneficiary:</b>	ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC		
<b>Property Address:</b>	1405 PIONEER RD, DELTA, CO 81416-2735		
<b>Tax Schedule Number:</b>	R024515/ 345519400014		

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<b>PT File#:</b> 2026-0009	<b>Orig Sale Date:</b> 7/8/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$223,555.00
<b>Grantor:</b>	Michael D. Browitt		
<b>Current Beneficiary:</b>	Freedom Mortgage Corporation		
<b>Property Address:</b>	659 Dodge St, Delta, CO 81416		
<b>Tax Schedule Number:</b>	R015195/ 345724211010		

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<b>PT File#:</b> 2026-0010	<b>Orig Sale Date:</b> 7/22/2026	<b>Continued Date:</b>	<b>Original Principal:</b> \$260,606.00
<b>Grantor:</b>	Frankie Hatter		
<b>Current Beneficiary:</b>	PLANET HOME LENDING, LLC		
<b>Property Address:</b>	1210 Grand Ave, Delta, CO 81416		
<b>Tax Schedule Number:</b>	R025565/ 345724448002		