

Delta County Public Trustee Active Foreclosure Details

Monday, May 11, 2026

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PT File#: 2022-0012 **Orig Sale Date: 8/10/2022** **Continued Date: 5/20/2026** **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: 5/13/2026** **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: 6/24/2026** **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: 5/20/2026** **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#: 2025-0032 **Orig Sale Date: 12/10/2025** **Continued Date: 7/22/2026** **Original Principal: \$230,743.00**

Grantor: Paul Lewis
Current Beneficiary: Guild Mortgage Company LLC
Property Address: 308 E 4th St, Delta, CO 81416
Tax Schedule Number: R014499/ 345713433003

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PT File#: 2025-0033 **Orig Sale Date:** 12/10/2025 **Continued Date:** 4/29/2026 **Original Principal:** \$157,164.00

Grantor: Clara Wilkins and Sally Monette
Current Beneficiary: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Property Address: 1726 Pioneer Circle, Delta, CO 81416
Tax Schedule Number: R019953/ 345530119001

PT File#: 2025-0036 **Orig Sale Date:** 1/7/2026 **Continued Date:** 5/20/2026 **Original Principal:** \$125,682.00

Grantor: Terri Jade Smith
Current Beneficiary: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Property Address: 12419 East Spring Circle, Eckert, CO 81418
Tax Schedule Number: R005266/ 323713302011

PT File#: 2025-0037 **Orig Sale Date:** 1/7/2026 **Continued Date:** 6/24/2026 **Original Principal:** \$312,750.00

Grantor: Natalia Litbarg
Current Beneficiary: Guild Mortgage Company LLC
Property Address: 20939 Fairview Rd, Austin, CO 81410
Tax Schedule Number: R005921/ 323735400027

PT File#: 2025-0039 **Orig Sale Date:** 5/6/2026 **Continued Date:** 5/27/2026 **Original Principal:** \$500,000.00

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

PT File#: 2025-0040 **Orig Sale Date:** 1/28/2026 **Continued Date:** 4/29/2026 **Original Principal:** \$210,000.00

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

PT File#: 2025-0041 **Orig Sale Date:** 2/4/2026 **Continued Date:** 6/17/2026 **Original Principal:** \$181,649.00

Grantor: Raymond Toole
Current Beneficiary: COLORADO HOUSING AND FINANCE AUTHORITY
Property Address: 1488 Highway 50, Delta, CO 81416
Tax Schedule Number: R013790 / 345711400031

PT File#: 2025-0044 **Orig Sale Date:** 2/25/2026 **Continued Date:** 6/10/2026 **Original Principal:** \$494,000.00

Grantor: Christopher Geatz
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Property Address: 29501 P 50 Rd, Hotchkiss, CO 81419-8203
Tax Schedule Number: R001607/ 319129300005

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: 6/3/2026	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		

PT File#: 2025-0050	Orig Sale Date: 4/29/2026	Continued Date: 5/20/2026	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		

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		

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		

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

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

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

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

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

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

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

PT File#: 2026-0011	Orig Sale Date: 7/29/2026	Continued Date:	Original Principal: \$375,000.00
Grantor:	Edwin Leroy Wilcox		
Current Beneficiary:	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of WFL Homes Trust		
Property Address:	828 1600 Road, Delta, CO 81416		
Tax Schedule Number:	R013634/ 345701400046		

PT File#: 2026-0012	Orig Sale Date: 8/5/2026	Continued Date:	Original Principal: \$66,612.00
Grantor:	Pamela J. Keplinger, surviving joint tenant of Walter J. Keplinger		
Current Beneficiary:	Freedom Mortgage Corporation		
Property Address:	540 Meeker St, Delta, CO 81416		
Tax Schedule Number:	R014755/ 345724109007		

PT File#: 2026-0013	Orig Sale Date: 8/19/2026	Continued Date:	Original Principal: \$177,045.00
Grantor:	JOSH RUE		
Current Beneficiary:	MIDFIRST BANK		
Property Address:	500 Willow Drive, Hotchkiss, CO 81419		
Tax Schedule Number:	R007829/ 324330303007		

PT File#: 2026-0014	Orig Sale Date: 8/19/2026	Continued Date:	Original Principal: \$216,688.00
Grantor:	John H Kingery		
Current Beneficiary:	Village Capital & Investment LLC		
Property Address:	1515 Bluff St, Delta, CO 81416		
Tax Schedule Number:	R015565/ 345724428005		

PT File#: 2026-0015	Orig Sale Date: 9/2/2026	Continued Date:	Original Principal: \$91,575.00
Grantor:	CYDNEY LEIGH JONES		
Current Beneficiary:	PENNYMAC LOAN SERVICES, LLC		
Property Address:	150 SW 6TH ST, CEDAREDDGE, CO 81413-6209		
Tax Schedule Number:	R024084/ 319329208017		

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PT File#: 2026-0016	Orig Sale Date: 9/9/2026	Continued Date:	Original Principal: \$282,000.00
Grantor:	Breanna Morgan Stevens AND Forrest William Stevens		
Current Beneficiary:	COLORADO HOUSING AND FINANCE AUTHORITY		
Property Address:	11091 2100 RD, Austin, CO 81410		
Tax Schedule Number:	R005434/ 323723403003		

PT File#: 2026-0017	Orig Sale Date: 9/9/2026	Continued Date:	Original Principal: \$750,000.00
Grantor:	Miriam Vogelfanger-Coca		
Current Beneficiary:	Onity Mortgage Corporation f/k/a PHH Mortgage Corporation		
Property Address:	16910 George Creek Road, Eckert, CO 81418		
Tax Schedule Number:	R004580/ 319526200003		