

Yuma County Public Trustee Active Foreclosure Details

Monday, March 10, 2025

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PT File#: 2024-0006 Orig Sale Date: 11/27/2024 Continued Date: 3/26/2025 Original Principal: \$156,000.00**Grantor:** RICHARD LEE ROY TAYLOR, II
Current Beneficiary: PENNYMAC LOAN SERVICES, LLC
Property Address: 501 S DATE ST, YUMA, CO 80759
Tax Schedule Number: Y003520

PT File#: 2024-0007 Orig Sale Date: 2/5/2025 Continued Date: 3/19/2025 Original Principal: \$130,950.00**Grantor:** Claudia Yanez AND Miguel A Yanez
Current Beneficiary: COLORADO HOUSING AND FINANCE AUTHORITY
Property Address: 505 S Date Street, Yuma, CO 80759
Tax Schedule Number: Y003519

PT File#: 2024-0008 Orig Sale Date: 2/5/2025 Continued Date: 3/26/2025 Original Principal: \$156,170.00**Grantor:** Niki L Alexander
Current Beneficiary: COLORADO HOUSING AND FINANCE AUTHORITY
Property Address: 33599 County Road 20, Wray, CO 80758
Tax Schedule Number: R223166

PT File#: 2024-0010 Orig Sale Date: 3/12/2025 Continued Date: Original Principal: \$47,500.00**Grantor:** Katie L. Hassman
Current Beneficiary: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Property Address: 421 Hale Street, Wray, CO 80758
Tax Schedule Number: W000494

PT File#: 2024-0011 Orig Sale Date: 3/12/2025 Continued Date: Original Principal: \$42,100.00**Grantor:** Susan Anne Scott
Current Beneficiary: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Property Address: 1308 South Ash Street, Yuma, CO 80759
Tax Schedule Number: Y004308

PT File#: 2025-0002 Orig Sale Date: 6/11/2025 Continued Date: Original Principal: \$135,315.00**Grantor:** Sam McGinnis and Haley McGinnis
Current Beneficiary: Freedom Mortgage Corporation
Property Address: 306 E Curtis St, Eckley, CO 80727
Tax Schedule Number: T007152

Yuma County Pre Sale Foreclosure List

3/10/2025

9:32:46AM

Sale Date: March 12, 2025

Foreclosure #: 2024-0010

The Grantor: Katie L. Hassman

Legal Description: PICKETT'S FIRST ADDITION TO THE TOWN OF WRAY, COLORADO Block 2: Lot 4;

Street Address: 421 Hale Street, Wray, CO 80758

Current Beneficiary Name: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture

First Publication: 01/15/2025

Last Publication: 02/12/2025

Publication Newspaper: The Wray Gazette

Lender's Bid Amount: \$ 43,468.00

Deficiency: \$ 14,824.20

Total Indebtedness: \$ 58,292.20

Foreclosure: #: 2024-0011

The Grantor: Susan Anne Scott

Legal Description: Pheasant Ridge Addition to the Town of Yuma Block 5: Lot 25 SUBJECT to the following: 1. Reservation of (1) right of proprietor of any penetrating vein or lode to extract his ore; and (2) right of way for ditches and canals as constructed by authority of The United States of America as reserved in Patent recorded in Book 26 at Page 140, Yuma County, Colorado records. 2. Utility Easement 8 feet in width along the west line of said Lot as contained in Subdivision Plat Book A, Page 113, recorded May 9, 1974, Reception #391713, Yuma County, Colorado records. 3. 100% interest in oil, gas and other minerals in and under said land as granted Robert E. Puckett in Mineral Deed dated July 15, 1976, recorded August 6, 1976, in Book 506 at Page 140, Yuma County, Colorado records, and any assignment thereof or interest therein. 4. Restrictions which do not contain a forfeiture or reverter clause contained in instrument recorded in Book 495 at Page 339, Yuma County, Colorado records, as set out.

Street Address: 1308 South Ash Street, Yuma, CO 80759

Current Beneficiary Name: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture

First Publication: 01/16/2025

Last Publication: 02/13/2025

Publication Newspaper: The Yuma Pioneer

Lender's Bid Amount: \$ 54,606.00

Deficiency: \$ 0.55

Total Indebtedness: \$ 54,606.55

Total Foreclosures: 2