

# Gilpin County Pre Sale Foreclosure List

8/27/2024

12:19:50PM

Sale Date: August 29, 2024

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Foreclosure #: 24-01PT

The Grantor: JAMES JOHN VELNOSKY

Legal Description: LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE STATE OF COLORADO , COUNTY OF GILPIN, WITH A STREET LOCATION ADDRESS OF 550 CREEKWOOD TRL; GOLDEN, CO 80403-3308 CURRENTLY OWNED BY JAMES JOHN VELNOSKY HAVING A TAX IDENTIFICATION NUMBER OF R004291 AND FURTHER DESCRIBED AS PARCEL: 1711-054-00-010 SECT, TWN, RNG: 5-2S-72W DESC: PARCEL IN N 1/2 NE 1/4 DESC 229/570 / IMPS 550 CREEKWOOD TRAIL.

Being the same property as identified in its historical form found in the county title records as:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE 1/4 NE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 72 WEST OF THE 6 P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S. 4° 59' W. 149 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, THENCE S. 89° 29' W. 250 FEET TO THE TRUE POINT OF BEGINNING; THENCE S. 89° 29' W. 209 FEET; THENCE S. 4° 59' W. 209 FEET; THENCE N. 89° 29' E. 209 FEET; THENCE N. 4° 59' E. 209 FEET TO THE TRUE POINT OF BEGINNING.

Street Address: 550 Creekwood Trl, Golden, CO 80403

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION

First Publication: 03/07/2024

Last Publication: 04/04/2024

Publication Newspaper: The Mountain Ear

Lender's Bid Amount: \$ 113,083.86

Deficiency: \$ 1,180.80

Total Indebtedness: \$ 114,264.66

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Total Foreclosures: 1