

# Garfield County Pre Sale Foreclosure List

10/8/2012

4:06:17PM

Sale Date: October 10, 2012

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Foreclosure #: 11-410

The Grantor: Kelly M Sims and Pamela J Sims

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 10918 County Road 245, New Castle, CO 81647

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-7

First Publication: 10/06/2011

Last Publication: 11/03/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$218,805.00

Deficiency: \$235,630.28

Total Indebtedness: \$454,435.28

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Foreclosure #: 12-027

The Grantor: David Angela, LLC

Legal Description: COMMERCIAL UNIT 305,  
SPRUCE PROFESSIONAL BUILDING CONDOMINIUMS,  
According to the Plat thereof recorded August 13, 2001 as Reception No. 586127 and  
according to the First Amended Plat recorded July 17, 2009 as Reception No. 771616 and the  
Declaration thereof recorded August 13, 2001 in Book 1276 at Page 691 and the First  
Amendment to the Condominium Declaration recorded July 17, 2009 as Reception No.  
771617.

Street Address: 201 Main Street, Unit 305, Carbondale, CO 81623

Current Beneficiary Name: Woodmen of the World and/or Assured Life Association

First Publication: 08/16/2012

Last Publication: 09/13/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$351,918.34

Deficiency: \$0.00

Total Indebtedness: \$351,918.34

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Foreclosure #: 12-051

The Grantor: Allen Minerich

Legal Description: LOT 5 BLOCK 1 ALPINE MEADOWS ACCORDING TO THE PLAT RECORDED APRIL 20, 2001 AS RECEPTION NO. 579640

Street Address: 005 Alpine Court, Parachute, CO 81635

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 04/12/2012

Last Publication: 05/10/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$153,136.44

Deficiency: \$0.00

Total Indebtedness: \$153,136.44

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Foreclosure #: 12-195

The Grantor: Stuart A Sosonko

Legal Description: LOT 38 ROARING FORK MESA AT ASPEN GLEN, FILING NO. 2 ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 26, 1997 AS RECEPTION NO. 516965, COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 11 Caddis Ct, Carbondale, CO 81623

Current Beneficiary Name: Wells Fargo Bank, N.A.

First Publication: 07/05/2012

Last Publication: 08/02/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$37,802.00

Deficiency: \$9,813.42

Total Indebtedness: \$47,615.42

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Foreclosure #: 12-250  
The Grantor: Ryan Ingram

Legal Description: UNIT 3, KALMON TOWNHOMES ACCORDING TO THE PLAT RECORDED JANUARY  
11, 1984 AS RECEPTION NO. 348877 COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 3112 Hager Lane, Glenwood Springs, CO 81601

Current Beneficiary Name: Chris McGovern

First Publication: 08/16/2012

Last Publication: 09/13/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$215,000.00

Deficiency: \$82,652.59

Total Indebtedness: \$297,652.59

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Foreclosure #: 12-253  
The Grantor: Steven M. Roberts and Trisha M. Roberts

Legal Description: LOT 3, FAIRVIEW TOWNHOUSES P.U.D. CITY OF RIFLE COUNTY OF GARFIELD.  
STATE OF COLORADO

Street Address: 1185 Park Avenue, Rifle, CO 81650

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 08/16/2012

Last Publication: 09/13/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$107,000.00

Deficiency: \$54,033.43

Total Indebtedness: \$161,033.43

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Foreclosure #: 12-258  
The Grantor: Paul R. Connor, And Denise Connor  
Legal Description: LOT 44 CANYON CREEK ESTATES, THIRD AMENDED  
Street Address: 724 Canyon Creek Drive, Glenwood Springs, CO 81601-9721  
Current Beneficiary Name: Bank of America, N.A.

First Publication: 08/16/2012  
Last Publication: 09/13/2012

Publication Newspaper: Rifle Citizen Telegram  
Lender's Bid Amount: \$436,224.31  
Deficiency: \$2,216.30  
Total Indebtedness: \$438,440.61

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Foreclosure #: 12-263  
The Grantor: Emiliano Fuentes and Hashaf Fuentes  
Legal Description: LOT 119, GLENWOOD PARK SUBDIVISION, CITY OF GLENWOOD SPRINGS,  
COUNTY OF GARFIELD, STATE OF COLORADO.  
Street Address: 1505 Mountain Drive, Glenwood Springs, CO 81601

Current Beneficiary Name: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America,  
National Association as Trustee successor by merger to LaSalle Bank, National  
Association as Trustee for Washington Mutual Asset-Backed Certificates WMABS  
Series 2006-HE4 Trust  
First Publication: 08/16/2012  
Last Publication: 09/13/2012

Publication Newspaper: Rifle Citizen Telegram  
Lender's Bid Amount: \$196,170.00  
Deficiency: \$113,712.49  
Total Indebtedness: \$309,882.49

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Total Foreclosures: 8