

# Garfield County Pre Sale Foreclosure List

10/21/2013

11:58:46AM

Sale Date: October 23, 2013

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Foreclosure #: 13-047

The Grantor: Keith Buchanan and Nola Buchanan

Legal Description: LOT 14 RIVERBEND, FILING NO. 5 ACCORDING TO THE PLAT THEREOF  
RECORDED DECEMBER 9, 1997 AS RECEPTION NO. 517550

Street Address: 178 Riverboat Drive, New Castle, CO 81647

Current Beneficiary Name: Ocwen Loan Servicing, LLC

First Publication: 07/04/2013

Last Publication: 08/01/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$269,082.00

Deficiency: \$36,131.71

Total Indebtedness: \$305,213.71

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Foreclosure #: 13-132

The Grantor: James Scott and Nancy Scott

Legal Description: ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE  
IN GARFIELD COUNTY, COLORADO, TO WITH:  
LOT 6, BLOCK 2 BATTLEMENT CREEK VILLAGE, SECTION ONE THE PLAT OF  
WHICH IS RECORDED AS DOCUMENT NO. 321539

Street Address: 332 Battlement Creek Trl, Parachute, CO 81635

Current Beneficiary Name: JPMorgan Chase Bank, N.A.

First Publication: 07/25/2013

Last Publication: 08/22/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$329,160.49

Deficiency: \$0.00

Total Indebtedness: \$329,160.49

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Foreclosure #: 13-165  
The Grantor: Chris Powell

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Street Address: 2015 Blake Avenue #4, Glenwood Springs, CO 81601

Current Beneficiary Name: Nationstar Mortgage LLC

First Publication: 08/29/2013

Last Publication: 09/26/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$128,630.00

Deficiency: \$162,981.28

Total Indebtedness: \$291,611.28

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Foreclosure #: 13-167

The Grantor: Dennis Mahan and Betty Mahan

Legal Description: LOT 15, FLYING EAGLE ESTATES SUBDIVISION P.U.D. IN THE TOWN OF SILT,  
ACCORDING TO THE PLAT RECORDED APRIL 16, 1996 AS RECEPTION NO. 491572.

Street Address: 1611 Ballard Avenue, Silt, CO 81652

Current Beneficiary Name: Ally Bank

First Publication: 08/29/2013

Last Publication: 09/26/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$108,750.00

Deficiency: \$33,293.60

Total Indebtedness: \$142,043.60

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Total Foreclosures: 4