

Garfield County Pre Sale Foreclosure List

10/29/2012

1:43:13PM

Sale Date: October 31, 2012

Foreclosure #: 12-109

The Grantor: Grainger Wood Bohochik And Stephanie Joann Bohochik

Legal Description: ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF GARFIELD AND STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 10 AMENDED PLAT OF LOT 10 AND LOT 11 BLOCK 6 RIFLE VILLAGE SOUTH SUBDIVISION, FIRST FILING ACCORDING TO THE PLAT THEREOF, RECORDED MAY 29, 1998 AS RECEPTION NO. 525890.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 217720204047; SOURCE OF TITLE IS BOOK 1072, PAGE 344 (RECORDED 06/12/98)

Street Address: 0381 Remington Street, Rifle, CO 81650

Current Beneficiary Name: U.S. Bank National Association, as Trustee for the CMLTI Asset-Backed Pass-Through Certificates, Series 2007-AMC3

First Publication: 05/03/2012

Last Publication: 05/31/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$237,042.19

Deficiency: \$0.00

Total Indebtedness: \$237,042.19

Foreclosure #: 12-163

The Grantor: Pioneer Mesa, LLC, a Colorado limited liability company

Legal Description: SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Street Address: Vacant Land, Rifle, CO 81650

Current Beneficiary Name: 2010-1 RADC/CADC Venture, LLC, a Delaware limited liability company

First Publication: 06/14/2012

Last Publication: 07/12/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$1,299,000.00

Deficiency: \$4,918,696.44

Total Indebtedness: \$6,217,696.44

Foreclosure #: 12-265

The Grantor: Alejandra Prado and Teresa Prado

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION.

Street Address: 70 Cliff View Court, Parachute, CO 81635

Current Beneficiary Name: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka
Countrywide Home Loans Servicing, LP

First Publication: 09/27/2012

Last Publication: 10/25/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$195,571.39

Deficiency: \$3,019.92

Total Indebtedness: \$198,591.31

Foreclosure #: 12-287

The Grantor: Randy K. Marlow and Jeri L. Batchelor-Marlow

Legal Description: LOT 15, MINEOTA ESTATES, FILING NO. 2, ALSO KNOWN AS MINEOTA RIDGE
ESTATES, THE PLAT OF WHICH IS RECORDED AS DOCUMENT NO. 255379,
COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 644 Kiowa, Silt, CO 81652

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 09/06/2012

Last Publication: 10/04/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$187,384.40

Deficiency: \$0.00

Total Indebtedness: \$187,384.40

Foreclosure #: 12-288

The Grantor: Ivan D. Rascon and Edelmira Rascon

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 34671 Hwy 6 & 24, Silt, CO 81652

Current Beneficiary Name: The Bank Of New York Mellon fka The Bank Of New York, as trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-28CB, Mortgage Pass-Through Certificates, Series 2004-28CB

First Publication: 09/06/2012

Last Publication: 10/04/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$130,000.00

Deficiency: \$155,935.56

Total Indebtedness: \$285,935.56

Foreclosure #: 12-293

The Grantor: Scott M. Parker and Shelley A. Parker

Legal Description: LOT 12, SPRUCE MEADOWS SUBDIVISION, ACCORDING TO THE PLAT RECORDED JANUARY 15, 2003 AS RECEPTION NO. 618730 AND JANUARY 29, 2003 AS RECEPTION NO. 619609, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 487 West Richards Avenue, Silt, CO 81652

Current Beneficiary Name: MetLife Home Loans, a division of MetLife Bank, N.A.

First Publication: 09/06/2012

Last Publication: 10/04/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$379,111.96

Deficiency: \$0.00

Total Indebtedness: \$379,111.96

Foreclosure #: 12-299
The Grantor: Ryan Cole and Terri A. Simpson

Legal Description: LOT 24 BLOCK M RIVER VALLEY RANCH, PHASE IV ACCORDING TO THE PLAT THEREOF, RECORDED MAY 28, 1998, AS RECEPTION NO. 525880 TOWN OF CARBONDALE COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 825 Lakeside Drive, Carbondale, CO 81623

Current Beneficiary Name: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA5

First Publication: 09/06/2012

Last Publication: 10/04/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$992,367.49

Deficiency: \$0.00

Total Indebtedness: \$992,367.49

Foreclosure #: 12-300
The Grantor: Patrick Gallacher

Legal Description: LOT 1, BLOCK C, PARKHILL ADDITION, TO THE TOWN (NOW CITY) OF RIFLE, ACCORDING TO THE PLAT RECORDED JANUARY 19, 1951 AS RECEPTION NO. 174852

Street Address: 304 Fairway Ave, Rifle, CO 81650

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2004-AR6, Mortgage Pass-Through Certificates, Series 2004-AR6 under the Pooling and Servicing Agreement dated August 1, 2004

First Publication: 09/06/2012

Last Publication: 10/04/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$101,445.60

Deficiency: \$33,123.45

Total Indebtedness: \$134,569.05

Foreclosure #: 12-302
The Grantor: Philip E. Castine II, and Sage M. Castine
Legal Description: LOT 1 AND 2 BLOCK 16 BALLARD ADDITION TOWN OF SILT COUNTY OF GARFIELD STATE OF COLORADO
Street Address: 501 N 7th St, Silt, CO 81652-9813
Current Beneficiary Name: Bank of America, N.A.
First Publication: 09/06/2012
Last Publication: 10/04/2012
Publication Newspaper: Rifle Citizen Telegram
Lender's Bid Amount: \$79,000.00
Deficiency: \$178,838.53
Total Indebtedness: \$257,838.53

Foreclosure #: 12-304
The Grantor: Awad J. Graca and Sonia M. Graca
Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE
Street Address: 85 Meadowood Drive Unit B1, Carbondale, CO 81623
Current Beneficiary Name: Banco Popular North America
First Publication: 09/06/2012
Last Publication: 10/04/2012
Publication Newspaper: Rifle Citizen Telegram
Lender's Bid Amount: \$105,469.00
Deficiency: \$167,489.14
Total Indebtedness: \$272,958.14

Total Foreclosures: 10