

# Garfield County Pre Sale Foreclosure List

12/10/2012

12:54:22PM

Sale Date: December 12, 2012

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Foreclosure #: 11-523

The Grantor: Joseph Thomas Bianco and Teresa Louise Bianco

Legal Description: LOT 7 BLOCK 11 CASTLE VALLY RANCH SUBDIVISION, FILING NO. 1 TOWN OF NEW CASTLE ACCORDING TO THE PLAT RECORDED AUGUST 15, 1983 AS RECEPTION NO. 344746 COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 309 Pennyroyal Court, New Castle, CO 81647

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: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$512,138.63

Deficiency: \$661.06

Total Indebtedness: \$512,799.69

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Foreclosure #: 12-007

The Grantor: Sam Scholl

Legal Description: CONDOMINIUM UNIT 927B, BUILDING B, LOT 2, CONESTOGA CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAPS FILED APRIL 27, 1982, AT RECEPTION NO. 327125 AND SEPTEMBER 27, 1982, AT RECEPTION NO. 332796, AND ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED APRIL 27, 1982, IN BOOK 577 AT PAGE 58.  
COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 927B Village Rd, Carbondale, CO 81623

Current Beneficiary Name: U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE LXS 2007-16N TRUST FUND

First Publication: 03/22/2012

Last Publication: 04/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$157,500.00

Deficiency: \$322,619.65

Total Indebtedness: \$480,119.65

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Foreclosure #: 12-322  
The Grantor: Mario Varela and Luann J Varela  
Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION  
Street Address: 46 Pinnacle Pl, Parachute, CO 81635

Current Beneficiary Name: BENEFICIAL FINANCIAL I INC.

First Publication: 09/27/2012

Last Publication: 10/25/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$50,263.22

Deficiency: \$131,916.44

Total Indebtedness: \$182,179.66

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Foreclosure #: 12-359  
The Grantor: Maria A Landa

Legal Description: LOT 1B RESUBDIVISION OF LOT 1, HARRIS SUBDIVISION EXEMPTION,  
ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 2003 UNDER  
RECEPTION NO. 632804 COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 1978 Highway 133, Carbondale, CO 81623

Current Beneficiary Name: The Bank of New York Mellon fka The Bank of New York, as Trustee for the  
Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-17

First Publication: 10/18/2012

Last Publication: 11/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$191,250.00

Deficiency: \$35,981.47

Total Indebtedness: \$227,231.47

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Foreclosure #: 12-361  
The Grantor: Robert Pister and Jamie Pister

Legal Description: LOT 5, BLOCK 4, PALOMINO PARK FILING NO. 3 ACCORDING TO THE PLAT  
RECORDED AS RECEPTION NO. 290972, CITY OF RIFLE, COUNTY OF GARFIELD,  
STATE OF COLORADO

Street Address: 422 West 27th Street, Rifle, CO 81650

Current Beneficiary Name: Alpine Bank

First Publication: 10/18/2012

Last Publication: 11/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$91,000.00

Deficiency: \$184,570.47

Total Indebtedness: \$275,570.47

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Foreclosure #: 12-369  
The Grantor: Mike P. McCarty and Seraina W McCarty

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

Street Address: 3815 CR 214, Silt, CO 81652

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 10/18/2012

Last Publication: 11/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$354,035.82

Deficiency: \$0.00

Total Indebtedness: \$354,035.82

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Foreclosure #: 12-372

The Grantor: Joleen D Wood

Legal Description: LOT 10, CASTLE VALLEY RANCH SUBDIVISION FILING NO. 7, BLOCKS PA22A AND PA22B TOWN OF NEW CASTLE ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2002 AT RECEPTION NO. 602251, COUNTY OF GARFIELD, STATE OF COLORADO.\*\*

Street Address: 651 S. Wild Horse Drive, New Castle, CO 81647

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: 10/18/2012

Last Publication: 11/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$393,727.77

Deficiency: \$2,643.68

Total Indebtedness: \$396,371.45

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Total Foreclosures: 7