

Garfield County Pre Sale Foreclosure List

1/9/2012

12:43:46PM

Sale Date: January 11, 2012

Foreclosure #: 10-517

The Grantor: Floyd W. Lavancha and Linda F Sorenson

Legal Description: LOTS 4 AND 5 BLOCK 3 BRYTON SUBDIVISION THE PLAT OF WHICH IS
RECORDED AS DOCUMENT NO. 172731 AND 172732

Street Address: 125 Daniel Drive, Rifle, CO 81650

Current Beneficiary Name: Flagstar Bank, FSB

First Publication: 01/13/2011

Last Publication: 02/10/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$200,170.00

Deficiency: \$44,197.32

Total Indebtedness: \$244,367.32

Foreclosure #: 11-061

The Grantor: Glenn M Gazley and Candace J Gazley

Legal Description: HOMESTEAD 43, PANORAMA RANCHES, A RURAL COMMUNITY ACCORDING TO
THE PLAT, RECORDED OCTOBER 10, 1979 AS RECEPTION NO. 298382, COUNTY OF
GARFIELD, STATE OF COLORADO

Street Address: 300 Sunlight Drive, Carbondale, CO 81623

Current Beneficiary Name: US Bank National Association, as Trustee for Credit Suisse First Boston MBS
2004-AR8

First Publication: 04/07/2011

Last Publication: 05/05/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$426,173.45

Deficiency: \$0.00

Total Indebtedness: \$426,173.45

Foreclosure #: 11-150

The Grantor: Deborah Witte

Legal Description: LOT 13, BLOCK 1 AMENDED PLAT OF ROARING FORK VILLAGE, FILING NO. 2
ACCORDING TO THE PLAT RECORDED JUNE 29, 1989 AS RECEPTION NO. 403060.
TOWN OF CARBONDALE COUNTY OF GARFIELD STATE OF COLORADO.

Street Address: 612 Surrey Road, Carbondale, CO 81623

Current Beneficiary Name: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities
Corporation, Mortgage Pass-Through Certificates, Series 2007-14

First Publication: 11/17/2011

Last Publication: 12/15/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$389,000.00

Deficiency: \$265,789.73

Total Indebtedness: \$654,789.73

Foreclosure #: 11-152

The Grantor: James Robert Birney

Legal Description: LOT 3 ZELENKA SUBDIVISION EXEMPTION PLAT RECORDED JUNE 18, 1996
UNDER RECEPTION NO. 494591 COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 1226 County Road 238, New Castle, CO 81647

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 05/19/2011

Last Publication: 06/16/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$138,482.00

Deficiency: \$184,628.87

Total Indebtedness: \$323,110.87

Foreclosure #: 11-254
The Grantor: Ian Mullin

Legal Description: LOT 6, BLOCK A, RIVER VALLEY RANCH PHASE III, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 12, 1997 AS RECEPTION NO. 512240, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 112 Pioneer Ct, Carbondale, CO 81623

Current Beneficiary Name: CITIBANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ARM TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-4

First Publication: 08/11/2011

Last Publication: 09/08/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$495,000.00

Deficiency: \$180,276.93

Total Indebtedness: \$675,276.93

Foreclosure #: 11-332

The Grantor: Kimberly J. Turner

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 2701 Midland Avenue #728, Glenwood Springs, CO 81601

Current Beneficiary Name: ONEWEST BANK, FSB

First Publication: 09/15/2011

Last Publication: 10/13/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$188,579.91

Deficiency: \$0.00

Total Indebtedness: \$188,579.91

Foreclosure #: 11-364

The Grantor: Michael Dromgool and Dawn D Dromgool

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 2525 Acacia Ave, Rifle, CO 81650

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 09/22/2011

Last Publication: 10/20/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$99,900.00

Deficiency: \$3,846.26

Total Indebtedness: \$103,746.26

Foreclosure #: 11-370

The Grantor: ERNESTO L. LOERA

Legal Description: LOT6, PARK AVENUE VILLAS, IN ACCORDANCE WITH AND SUBJECT TO THE DECLARATION RECORDED MAY 29, 2007, IN BOOK 1930 AT PAGE 666 AS RECEPTION NO. 724240 AND PLAT RECORDED MAY 29, 2007 AS RECEPTION NO. 724239

Street Address: 561 Park Ave, Rifle, CO 81650

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

First Publication: 09/22/2011

Last Publication: 10/20/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$119,000.00

Deficiency: \$99,224.03

Total Indebtedness: \$218,224.03

Foreclosure #: 11-399

The Grantor: Ruth Whitney and Michael L Misek

Legal Description: LOT 10 BLOCK 12 MONUMENT CREEK VILLAGE SUBDIVISION, SECTION ONE THE PLAT OF WHICH IS RECORDED AUGUST 11, 1981 AS RECEPTION NO. 318004 COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 139 Ponderosa, Parachute, CO 81635

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE4

First Publication: 10/06/2011

Last Publication: 11/03/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$161,500.00

Deficiency: \$84,832.57

Total Indebtedness: \$246,332.57

Foreclosure #: 11-424

The Grantor: Baker-Binkley, LLC, a Colorado limited liability company

Legal Description: Condominium Unit 31, According to the Declaration of Condominium for VAN RAND PROFESSIONAL CENTER CONDOMINIUMS recorded January 19, 2005 in Book 1657 at Page 2 as Reception No. 667247, Phase I Condominium Map of the Van Rand Center recorded July 20, 1981 as Reception No. 317143, First Supplement to said Map recorded January 19, 2005 as Reception No. 667246, and the Condominium Map of Van Rand Professional Center Condominiums recorded January 19, 2005 as Reception No. 667248 and First Supplement to Condominium Map of Van Rand Professional Center Condominiums recorded December 11, 2006 as Reception No. 712740.

Street Address: 1607 Grand Avenue, Suite 31, Glenwood Springs, CO 81601

Current Beneficiary Name: SMS Financial XXIII, LLC

First Publication: 10/13/2011

Last Publication: 11/10/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$325,000.00

Deficiency: \$509,647.52

Total Indebtedness: \$834,647.52

Foreclosure #: 11-445

The Grantor: Crescencia Garcia

Legal Description: LOT 9, BLOCK 7, RIFEL VILLAGE SOUTH SUBDIVISION, FIRST FILING, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 97 Shotgun Drive, Rifle, CO 81650

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

First Publication: 10/27/2011

Last Publication: 11/24/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$104,000.00

Deficiency: \$42,350.27

Total Indebtedness: \$146,350.27

Foreclosure #: 11-452

The Grantor: Douglas E Straight and Rachel C Straight

Legal Description: Lot 8, Block 4, Palomino Park Subdivision, Filing No. 3, City of Rifle, County of Garfield, State of Colorado.

Street Address: 2804 Rail Ave, Rifle, CO 81650

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 11/03/2011

Last Publication: 12/01/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$243,834.82

Deficiency: \$0.00

Total Indebtedness: \$243,834.82

Foreclosure #: 11-454

The Grantor: Maria Clemente and Dionicio Clemente

Legal Description: LOT 4 BLOCK 2 THE HOMESTEAD AT RIFLE P.U.D., PHASE 4 ACCORDING TO THE AMENDED PLAT RECORDED JUNE 4, 2003 AS RECEPTION NO. 628708

Street Address: 1401 East Spruce Court, Rifle, CO 81650

Current Beneficiary Name: US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust
2007-WFHE3, Asset-Backed Pass-Through Certificates, Series 2007-WFHE3

First Publication: 11/03/2011

Last Publication: 12/01/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$157,250.00

Deficiency: \$121,455.29

Total Indebtedness: \$278,705.29

Foreclosure #: 11-463

The Grantor: Dustie Haskins

Legal Description: LOT 5, BLOCK 18, SADDLEBACK VILLAGE, FILING NO. 1, AS AMENDED, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 142 West Tamarack Circle, Parachute, CO 81635

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 11/03/2011

Last Publication: 12/01/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$122,765.36

Deficiency: \$0.00

Total Indebtedness: \$122,765.36

Foreclosure #: 11-482

The Grantor: Colleen A Steuben and Kevin L. Steuben

Legal Description: LOT 3, UKELE ACRES, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2001 AS RECEPTION NO. 577239, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 100 Esther Ct, Silt, CO 81652

Current Beneficiary Name: US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-NC1

First Publication: 11/17/2011

Last Publication: 12/15/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$203,150.00

Deficiency: \$94,556.68

Total Indebtedness: \$297,706.68

Foreclosure #: 11-483

The Grantor: Kyra E Markiecki and Scott A Markiecki

Legal Description: LOT 2, WESTVIEW ADDITION TO THE CITY OF RIFLE, ACCORDING TO THE PLAT RECORDED NOVEMBER 8, 1977 AS RECEPTION NO. 281906. COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 578 Clarkson Ave, Rifle, CO 81650

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 11/17/2011

Last Publication: 12/15/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$109,000.00

Deficiency: \$78,500.77

Total Indebtedness: \$187,500.77

Foreclosure #: 11-485

The Grantor: Ignacio Torres and Braulia Torres

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 420 W 26th Street, Rifle, CO 81650

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 11/17/2011

Last Publication: 12/15/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$91,000.00

Deficiency: \$72,491.43

Total Indebtedness: \$163,491.43

Foreclosure #: 11-486

The Grantor: Rafael Orlando Mendoza

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 93 Meadow Wood Dr, B-2, Carbondale, CO 81623

Current Beneficiary Name: U.S. Bank National Association

First Publication: 11/17/2011

Last Publication: 12/15/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$297,888.09

Deficiency: \$0.00

Total Indebtedness: \$297,888.09

Total Foreclosures: 18