

# Garfield County Pre Sale Foreclosure List

1/21/2013

12:52:41PM

Sale Date: January 23, 2013

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Foreclosure #: 11-578

The Grantor: Richard Chamberlain

Legal Description: LOT 2A, ACCORDING TO THE FINAL PLAT OF CLEVELAND PLACE II PUD  
SUBDIVISION RECORDED JULY 31, 2007 UNDER RECEPTION NO. 729736, COUNTY  
OF GARFIELD, STATE OF COLORADO

Street Address: 305 W. 8th Pl, Carbondale, CO 81623

Current Beneficiary Name: BANK OF AMERICA, N.A.

First Publication: 11/29/2012

Last Publication: 12/27/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$485,158.14

Deficiency: \$2,805.63

Total Indebtedness: \$487,963.77

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Foreclosure #: 12-111

The Grantor: Rifle Heights Building Company II, LLC

Legal Description: LOT 40, RIFLE HEIGHTS SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT  
THEREOF RECORDED FEBRUARY 21, 2008 AS RECEPTION NO. 74333

Street Address: 1413 Munro Ave, Rifle, CO 81650

Current Beneficiary Name: NBH Bank, N.A.

First Publication: 05/17/2012

Last Publication: 06/14/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$220,900.00

Deficiency: \$5,318.05

Total Indebtedness: \$226,218.05

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Foreclosure #: 12-320

The Grantor: Patricia Mojarro Gomez and Alejandro Navarro Ruvalcaba

Legal Description: LOT 5, BLOCK 3, PALOMINO PARK ADDITION TO THE CITY OF RIFLE, COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 2533 East Ave, Rifle, CO 81650

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 12/06/2012

Last Publication: 01/03/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$299,692.10

Deficiency: \$0.00

Total Indebtedness: \$299,692.10

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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: \$131,846.54

Total Indebtedness: \$182,109.76

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Foreclosure #: 12-407

The Grantor: Maria E. Rubio Edgar I. Urenda

Legal Description: LOT 17 BLOCK 10 PALOMINO PARK, FILING NO. 4 ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1982 AS RECEPTION NO. 324153, COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 3162 W 31st Court, Rifle, CO 81650-3183

Current Beneficiary Name: Nationstar Mortgage LLC

First Publication: 11/29/2012

Last Publication: 12/27/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$181,676.00

Deficiency: \$129,949.71

Total Indebtedness: \$311,625.71

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Foreclosure #: 12-410

The Grantor: Barbara Frank and Kenneth Miccio

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 326 River View Drive #106, New Castle, CO 81647

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 11/29/2012

Last Publication: 12/27/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$180,192.99

Deficiency: \$0.00

Total Indebtedness: \$180,192.99

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Foreclosure #: 12-414  
The Grantor: Robert Varner and Kimberly Varner

Legal Description: LOTS 5 AND 6, BLOCK 4, EAST RIFLE ADDITION TO THE CITY OF RIFLE, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 314 East 5th Street, Rifle, CO 81650

Current Beneficiary Name: Bank of America, N.A.

First Publication: 11/29/2012

Last Publication: 12/27/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$226,093.18

Deficiency: \$0.00

Total Indebtedness: \$226,093.18

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Foreclosure #: 12-415  
The Grantor: Anthony M Herr

Legal Description: LOT 19, BLOCK 8 OF CASTLE VALLEY RANCH SUBDIVISION, FILING NO. 1, ACCORDING TO THE AMENDED FINAL PLAT, RECORDED AS RECEPTION NO. 478084, COUNTY OF GARFIELD. STATE OF COLORADO.

Street Address: 288 Lupine Drive, New Castle, CO 81647

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 11/29/2012

Last Publication: 12/27/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$122,270.40

Deficiency: \$0.00

Total Indebtedness: \$122,270.40

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Foreclosure #: 12-416

The Grantor: Billy E. Kelso

Legal Description: LOT 3, VISTA DEL RIO VILLAGE, A SUBDIVISION IN THE TOWN OF PARACHUTE, THE PLAT OF WHICH IS RECORDED AS DOCUMENT NO. 406835, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 3 Saint John Circle, Parachute, CO 81635

Current Beneficiary Name: James B. Nutter & Co

First Publication: 11/29/2012

Last Publication: 12/27/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$25,000.00

Deficiency: \$113,348.57

Total Indebtedness: \$138,348.57

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Foreclosure #: 12-422

The Grantor: Keith Neville

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:  
LOTS 18 AND 19 BLOCK 2 RIFLE VILLAGE SOUTH SUBDIVISION, FIRST FILING.

Street Address: 212 Remington, Rifle, CO 81650

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: 11/29/2012

Last Publication: 12/27/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$258,064.83

Deficiency: \$31,174.71

Total Indebtedness: \$289,239.54

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Foreclosure #: 12-423

The Grantor: Lori Klein and Richard Haroutunian

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

Street Address: 1058 Village Road, Carbondale, CO 81623

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 11/29/2012

Last Publication: 12/27/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$235,184.75

Deficiency: \$0.00

Total Indebtedness: \$235,184.75

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Foreclosure #: 12-425

The Grantor: Davis Family Holdings, LLC

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Street Address: 2802 South Grand Avenue, Glenwood Springs, CO 81601

Current Beneficiary Name: Burton Family, L.L.L.P.

First Publication: 11/29/2012

Last Publication: 12/27/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$1,350,000.00

Deficiency: \$876,859.90

Total Indebtedness: \$2,226,859.90

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Foreclosure #: 12-428

The Grantor: Julian Ledesma and Isabel Diaz Vazquez

Legal Description: SOUTH ONE HALF OF LOT 20, ALL OF LOTS 21, 22 AND 23, NORTH 3 FEET OF LOT 24, BLOCK 2, KRUGER SUBDIVISION, TOWN OF SILT COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 263 Birch Ct, Silt, CO 81652

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 11/29/2012

Last Publication: 12/27/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$259,624.61

Deficiency: \$68,417.18

Total Indebtedness: \$328,041.79

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Total Foreclosures: 13