

# Garfield County Pre Sale Foreclosure List

12/21/2017

Sale Date: December 27, 2017

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Foreclosure #: 17-048

The Grantor: JOHN D DAHL

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 34651 HWY 6, SILT, CO 81652

Current Beneficiary Name: NATIONSTAR MORTGAGE LLC

First Publication: 11/09/2017

Last Publication: 12/07/2017

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$ 356,700.00

Deficiency: \$ 5,470.64

Total Indebtedness: \$ 362,170.64

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Total Foreclosures: 1

## LEGAL DESCRIPTION

A tract of land situated in Section 2 and Section 11, Township 6 South, Range 92 West of the 6th P.M. being a portion of that tract of land described in Book 920 at Page 985 in the Office of the Garfield County Clerk and Recorder and being more particularly described as follows:

Beginning at the Northeast Corner of said Section 11 whence the North  $\frac{1}{4}$  corner of said Section 11 bears North  $89^{\circ}47'03''$  West 2563.78 feet;  
Thence along the East line of said Section 11 South  $0^{\circ}17'25''$  East 270.33 to a point on the westerly right-of-way of County Road 235,  
Thence along said westerly right-of-way South  $17^{\circ}32'03''$  West 168.25 feet;  
Thence South  $19^{\circ}44'49''$  West 224.46 feet;  
Thence South  $23^{\circ}58'25''$  West 74.58 feet;  
Thence departing said right-of-way North  $82^{\circ}23'59''$  West 1137.58 feet;  
Thence North  $0^{\circ}07'03''$  East 368.07 feet; to the centerline of 30.00 foot roadway and utility easement; Thence along said centerline South  $68^{\circ}09'04''$  East 20.76 feet;  
Thence South  $57^{\circ}44'42''$  East 109.96 feet;  
Thence 201.66 feet along the arc of a curve to the left having a central angle of  $51^{\circ}57'56''$  and a radius of 222.34 feet, the chord of which bears South  $83^{\circ}43'40''$  East 194.82 feet;  
Thence North  $70^{\circ}17'22''$  East 182.07 feet;  
Thence North  $61^{\circ}48'49''$  East 180.64 feet;  
Thence 150.31 feet along the arc of a curve to the left having a central angle of  $65^{\circ}47'50''$  and a radius of 130.89 feet; the chord of which bears North  $28^{\circ}54'54''$  East 142.19 feet;  
Thence North  $3^{\circ}59'01''$  West 347.14 feet;  
Thence departing said centerline North  $54^{\circ}14'34''$  East 26.04 feet;  
Thence North  $74^{\circ}53'49''$  East 599.64 feet;  
Thence South  $0^{\circ}06'53''$  East 509.62 feet; to the point of beginning.

### ALSO KNOWN AS

Lot 2

DAVIS POINT SUBDIVISION EXEMPTION

THE PLAT OF WHICH WAS RECORDED SEPTEMBER 11, 1995 AS RECEPTION NO. 482894

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 8, 1995 IN BOOK 958 AT PAGE 167

COUNTY OF GARFIELD

STATE OF COLORADO