

Garfield County Pre Sale Foreclosure List

2/13/2012

1:56:22PM

Sale Date: February 15, 2012

Foreclosure #: 11-290

The Grantor: Sean M Duffy

Legal Description: UNIT 403, RIVER PARK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED MAY 30, 2007 AS RECEPTION NO. 724441 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED MAY 30, 2007 AS RECEPTION NO. 724445.

Street Address: 488 River View Drive, #403, New Castle, CO 81647

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

First Publication: 09/08/2011

Last Publication: 10/06/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$63,750.00

Deficiency: \$139,610.89

Total Indebtedness: \$203,360.89

Foreclosure #: 11-431

The Grantor: Christy B Zigurs and Vilis J Zigurs

Legal Description: LOT C LOT LINE ADJUSTMENT OF DETWEILER TOWNHOUSES FINAL PLAT ACCORDING TO THE PLAT RECORDED JULY 29, 1998 AS RECEPTION NO. 529543.

Street Address: 2502 Rail Avenue, Rifle, CO 81650

Current Beneficiary Name: U.S. Bank National Association as Trustee, successor in interest to Bank of America, National Association as successor by merget to LaSalle Bank NA as trustee for Washington Mutual Mortgage Pass-Through Certificates WMALT series 2006-AR10 Trust

First Publication: 12/22/2011

Last Publication: 01/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$52,000.00

Deficiency: \$101,816.81

Total Indebtedness: \$153,816.81

Foreclosure #: 11-514
The Grantor: Jose Manuel Landa and Patricia Ortiz
Legal Description: LOT 7, BLOCK 2, OAKBURST SUBDIVISION FILING NO.2, CITY OF GLENWOOD SPRINGS,
Street Address: 2419 Palmer Avenue, Glenwood Springs, CO 81601
Current Beneficiary Name: Vanderbilt Mortgage and Finance, Inc.
First Publication: 12/08/2011
Last Publication: 01/05/2012
Publication Newspaper: Rifle Citizen Telegram
Lender's Bid Amount: \$210,750.00
Deficiency: \$270,244.37
Total Indebtedness: \$480,994.37

Foreclosure #: 11-541
The Grantor: Shaun Wood and Chrystal Wood
Legal Description: UNIT 2 BUILDING H ACCORDING TO THE TOWNHOUSE PLAT OF VALLEY VIEW VILLAGE, BUILDING H RECORDED APRIL 18, 2005 AS RECEPTION NO. 672490 COUNTY OF GARFIELD STATE OF COLORADO.
***THE LEGAL DESCRIPTION ON THE DEED OF TRUST WAS CORRECTED BY AN AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON JANUARY 26, 2011 AT RECEPTION NO. 797964 IN THE RECORDS OF GARFIELD COUNTY.
Street Address: 159 Angelica Cir, Parachute, CO 81635
Current Beneficiary Name: Wells Fargo Bank, N.A.
First Publication: 12/22/2011
Last Publication: 01/19/2012
Publication Newspaper: Rifle Citizen Telegram
Lender's Bid Amount: \$174,910.91
Deficiency: \$0.00
Total Indebtedness: \$174,910.91

Foreclosure #: 11-545
The Grantor: BRYN A. PETERSON and JENNIFER S PETERSON

Legal Description: Condominium Unit 502
Riverpark Condominiums – Building 5, According to the Condominium Map recorded
November 27, 2007 as Reception No. 737979, and as defined and described in the
Condominium Declaration recorded November 27,2007 as Reception No. 738032, and any
and all Amendments and/or Supplements thereto.
County of Garfield State of Colorado.

Street Address: 520 Riverview Dr, Unit 502, New Castle, CO 81647

Current Beneficiary Name: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP

First Publication: 12/22/2011

Last Publication: 01/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$141,476.00

Deficiency: \$59,814.36

Total Indebtedness: \$201,290.36

Foreclosure #: 11-551

The Grantor: John S. Ratkiewicz and Cheryl D. Ratkiewicz

Legal Description: LOT 9, BLOCK 4, WALSH SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED
AUGUST 26, 1955, AT RECEPTION NO. 191100

Street Address: 607 West 13th Street, Glenwood Springs, CO 81601

Current Beneficiary Name: Nationstar Mortgage LLC

First Publication: 12/22/2011

Last Publication: 01/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$667,369.82

Deficiency: \$0.00

Total Indebtedness: \$667,369.82

Foreclosure #: 11-552

The Grantor: Jose Antonio Hernandez and Mary Kay Hernandez

Legal Description: LOT 3, BLOCK 2, PIONEER MESA PLANNED UNIT DEVELOPMENT, FILING ONE
ACCORDING TO THE PLAT RECORDED SEPTEMBER 22, 2004, AS RECEPTION NO.
660210

Street Address: 2420 Pioneer Way, Rifle, CO 81650

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 12/22/2011

Last Publication: 01/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$291,641.59

Deficiency: \$0.00

Total Indebtedness: \$291,641.59

Foreclosure #: 11-556

The Grantor: James C Bante

Legal Description: UNIT 1202 ACCORDING TO THE REVISED CONDOMINIUM PLAT OF SUNSET RIDGE VILLAS, LOT 3, BUILDING A, RECORDED JANUARY 3, 2000 AS RECEPTION NO. 557467 AND THE RESTATED DECARLATION FOR SUNSET RIDGE VILLAS, RECORDED JANUARY 3, 2000 IN BOOK 1167 AT PAGE 292

Street Address: 1202 Sunset Ridge Ct, Glenwood Springs, CO 81601

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 12/22/2011

Last Publication: 01/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$94,000.00

Deficiency: \$39,020.12

Total Indebtedness: \$133,020.12

Foreclosure #: 11-557

The Grantor: Paul Reid Hunter and Anne H. Hunter

Legal Description: LOTS 5, 6 AND 7 BLOCK 5 CLARKSON AND MUNRO ADDITION TO THE TOWN (NOW CITY) OF RIFLE. EXCEPT THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS IN DEED RECORDED JUNE 13, 1931 IN BOOK 159 AT PAGE 290 AS RECEPTION NO. 110562. COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 327 E 1st St, Rifle, CO 81650

Current Beneficiary Name: High Plains Bank

First Publication: 12/22/2011

Last Publication: 01/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$130,000.00

Deficiency: \$89,836.50

Total Indebtedness: \$219,836.50

Foreclosure #: 11-565

The Grantor: Jesus Castellanos

Legal Description: LOT 22 BLOCK 15 SADDLEBACK VILLAGE, FILING NO ONE AS AMENDED, COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 108 East Tamarack Circle, Parachute, CO 81635

Current Beneficiary Name: Colorado Housing and Finance Authority

First Publication: 12/22/2011

Last Publication: 01/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$168,678.84

Deficiency: \$0.00

Total Indebtedness: \$168,678.84

Total Foreclosures: 10