

Garfield County Pre Sale Foreclosure List

2/7/2012

8:41:57AM

Sale Date: February 08, 2012

Foreclosure #: 10-496

The Grantor: Peter Hanson and Caroline Hanson

Legal Description: LOT 15, WOODEN DEER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1992 AS RECEPTION NO. 441908 AND THE DECLARATION OF PROTECTIVE COVENANTS FOR WOODEN DEER SUBDIVISION RECORDED DECEMBER 7, 1992 IN BOOK 849 AT PAGE 78, COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 470 Wooden Deer Road, Carbondale, CO 81623

Current Beneficiary Name: US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates Series 2007-AR4

First Publication: 01/06/2011

Last Publication: 02/03/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$726,124.18

Deficiency: \$0.00

Total Indebtedness: \$726,124.18

Foreclosure #: 11-053

The Grantor: Scott A Dawson and Robin A Dawson

Legal Description: TRACT 63 RED APPLE ORCHARDS THE PLAT OF WHICH IS RECORDED AS DOCUMENT NO. 42180

Street Address: 4852 County Road 320, Rifle, CO 81650

Current Beneficiary Name: U.S. Bank National Association, as Trustee, for J.P. Morgan Alternative Loan Trust 2006-A4

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$269,000.00

Deficiency: \$31,349.00

Total Indebtedness: \$300,349.00

Foreclosure #: 11-284

The Grantor: Dean K Moffatt and Wendy B Moffatt

Legal Description: LOTS 6,7,8 AND 9 BLOCK 76 CITY OF GLENWOOD SPRINGS COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 326 2nd Street, Glenwood Springs, CO 81601

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 09/08/2011

Last Publication: 10/06/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$415,228.48

Deficiency: \$0.00

Total Indebtedness: \$415,228.48

Foreclosure #: 11-392

The Grantor: Norman N Lombardo and Lisa Echelle Martin Lombardo

Legal Description: LOT 14 IN BLOCK 10 OF CASTLE VALLEY RANCH SUBDIVISION, FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1983 AT RECEPTION NO. 344746, TOWN OF NEW CASTLE. COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 213 Safflower Court, New Castle, CO 81647

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

First Publication: 10/06/2011

Last Publication: 11/03/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$472,726.01

Deficiency: \$2,310.20

Total Indebtedness: \$475,036.21

Foreclosure #: 11-408
The Grantor: Kirk Squires and Charlotte Squires

Legal Description: ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITYATE LYING AND BEING IN THE COUNTY OF GARFIELD AND STATE OF COLORADO DESCRIBED AS
LOT 5, BLOCK 1, ARABIAN HEIGHTS, FILING NO. TWO IN THE CITY OF RIFLE BEING THE SAME PROPERTY CONVEYED TO KIRK SQUIRES AND CHARLOTTE SQUIRES, AS JOINT TENANTS, WITH FULL RIGHTS OF SUVIVORSHIP BY DEED FROM ROGER J. CALL AND JACQUELINE L. CALL RECORDED 06/29/1999 IN RECEPTION NO. 548006, IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO.

Street Address: 1403 Arabian Avenue, Rifle, CO 81650

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 10/06/2011

Last Publication: 11/03/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$282,172.18

Deficiency: \$0.00

Total Indebtedness: \$282,172.18

Foreclosure #: 11-475
The Grantor: David Meister and Tracie Meister

Legal Description: TRACT 7 ACCORDING TO THE AMENDED FINAL PLAT OF TRACT 7, TRACT 8, TRACT 9 AND TRACT 10 ANTLERS ORCHARD DEVELOPMENT COMPANY'S PLAT NO. 1, AND PARCEL 4 OF THE POLLARD EXEMPTION PLAT RECORDED JUNE 22, 2004 AS RECEPTION NO. 654584 COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 1114 Lone Pinon Lane, Silt, CO 81652

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

First Publication: 11/10/2011

Last Publication: 12/08/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$350,625.00

Deficiency: \$330,363.57

Total Indebtedness: \$680,988.57

Foreclosure #: 11-506

The Grantor: Clayton Parker and Summer Parker

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 8935 County Road 300, Parachute, CO 81635

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: \$217,421.20

Deficiency: \$2,027.76

Total Indebtedness: \$219,448.96

Foreclosure #: 11-509

The Grantor: Christopher B Truax

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 646 River View Drive #907, New Castle, CO 81647

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$83,300.00

Deficiency: \$123,298.21

Total Indebtedness: \$206,598.21

Foreclosure #: 11-530

The Grantor: Seth M Hmielowski and Melanie L Hmielowski and Adam J Hmielowski and Melissa A Hmielowski

Legal Description: LOT 40, PINYON MESA P.U.D., FILING I ACCORDING TO THE PLAT THEREOF
RECORDED AS RECEPTION NO. 34761. COUNTY OF GARFIELD STATE OF
COLORADO

Street Address: 0130 Cliffrose Way, Glenwood Springs, CO 81601

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$26,939.00

Deficiency: \$138,266.82

Total Indebtedness: \$165,205.82

Foreclosure #: 11-532

The Grantor: RODOLFO ESPINO GARCILAZO

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 285 E. Tamarack Circle, Parachute, CO 81635

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 12/15/2011

Last Publication: 01/12/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$150,245.75

Deficiency: \$0.00

Total Indebtedness: \$150,245.75

Foreclosure #: 11-533

The Grantor: April A Hardy

Legal Description: LOT 8 BLOCK 2 CREEKMEADOWS WEST, FILING NO. 2,3 AND 4 ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1997 AS RECEPTION NO. 514513

Street Address: 222 Creek Court, Rifle, CO 81650

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 12/15/2011

Last Publication: 01/12/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$236,900.40

Deficiency: \$0.00

Total Indebtedness: \$236,900.40

Foreclosure #: 11-535

The Grantor: Nathan J Berhow and Melody L Berhow

Legal Description: LOT 10 MINEOTA RIDGE ESTATES, FILING NO. 1 THE PLAT OF WHICH IS RECORDED AS DOCUMENT NO. 255378 AND AS AMENDED BY SUBDIVISION PLAT OF LOTS 9 AND 10, MINEOTA RIDGE ESTATES, FILING NO. 1, RECORDED MAY 9, 1995 AS RECEPTION NO. 477861. COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 279 Mohawk Drive, Silt, CO 81652

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

First Publication: 12/15/2011

Last Publication: 01/12/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$425,376.82

Deficiency: \$0.00

Total Indebtedness: \$425,376.82

Foreclosure #: 11-537

The Grantor: Joshua Kuper and Amber Kuper

Legal Description: THE EAST ONE HALF OF LOT 3 AND ALL OF LOTS 4 AND 5 BLOCK 2 FIRST
NATIONAL BANK ADDITION TO THE TOWN (NOW CITY) OF RIFLE

Street Address: 123 West 6th Street, Rifle, CO 81650

Current Beneficiary Name: U.S. Bank National Association as Trustee for RAMP 2005EFC7

First Publication: 12/15/2011

Last Publication: 01/12/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$104,918.21

Deficiency: \$104,801.22

Total Indebtedness: \$209,719.43

Total Foreclosures: 13