

Garfield County Pre Sale Foreclosure List

3/6/2012

8:18:39AM

Sale Date: March 07, 2012

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: \$474,911.88

Deficiency: \$2,310.20

Total Indebtedness: \$477,222.08

Foreclosure #: 11-472

The Grantor: Eric Fisher

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 1191 Vitos Way, Carbondale, CO 81623

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

First Publication: 11/10/2011

Last Publication: 12/08/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$275,000.00

Deficiency: \$106,053.11

Total Indebtedness: \$381,053.11

Foreclosure #: 11-515

The Grantor: Fabio Bianchi

Legal Description: UNIT 5103 ACCORDING TO THE REVISED CONDOMINIUM PLAT OF SUNSET RIDGE VILLAS, LOT 3, BUILDING E, RECORDED AUGUST 17, 2000 AS RECEPTION NO. 567836 AND THE RESTATED DECLARATION FOR SUNSET RIDGE VILLAS, RECORDED JANUARY 3, 2000 IN BOOK 1167 AT PAGE 292 AS RECEPTION NO. 557468. COUNTY OF GARFIELD STATE OF COLORADO.

Street Address: 5103 Sunset Court, Glenwood Springs, CO 81601

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

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$136,614.00

Deficiency: \$113,037.57

Total Indebtedness: \$249,651.57

Foreclosure #: 11-554

The Grantor: Matthew P. Ehrlich and Melissa M. Ehrlich

Legal Description: LOT 10, BLOCK 1, PALOMINO PARK ADDITION TO THE CITY OF RIFLE COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 2514 East Avenue, 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: \$150,704.31

Deficiency: \$0.00

Total Indebtedness: \$150,704.31

Foreclosure #: 11-573

The Grantor: John Fagan and Jane Fagan

Legal Description: LOT 6 BLOCK 8 RIFLE VILLAGE SOUTH SUBDIVISION FIRST FILING ACCORDING TO THE AMENDED PLAT, RECORDED JULY 23, 1996 AS RECEPTION NO. 496191

Street Address: 140 Colt Dr, Rifle, CO 81650

Current Beneficiary Name: Flagstar Bank, FSB

First Publication: 01/05/2012

Last Publication: 02/02/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$219,613.79

Deficiency: \$0.00

Total Indebtedness: \$219,613.79

Foreclosure #: 11-583
The Grantor: Nathan J Ruark

Legal Description: LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF GARFIELD, AND STATE OF CO AND BEING DESCRIBED IN A DEED DATED 08/31/2007 AND RECORDED 09/05/2007 AS INSTRUMENT NUMBER 732273 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF GARFIELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:
LOT 2, BLOCK 17, SADDLEBACK VILLAGE, FILING NO. ONE AS AMENDED.
SUBJECT TO RESTRICTIONS, RESERVATIONS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY

Street Address: 173 W Tamarack Cir, Parachute, CO 81635

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 01/05/2012

Last Publication: 02/02/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$176,863.11

Deficiency: \$0.00

Total Indebtedness: \$176,863.11

Foreclosure #: 11-591
The Grantor: Richard F Timmer

Legal Description: LOT 24 VISTA DEL RIO VILLAGE A SUBDIVISION IN THE TOWN OF PARACHUTE

Street Address: 0024 St. Johns Circle, Parachute, CO 81635

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

First Publication: 01/05/2012

Last Publication: 02/02/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$59,000.00

Deficiency: \$7,955.58

Total Indebtedness: \$66,955.58

Foreclosure #: 11-600
The Grantor: Vance A Flynn

Legal Description: LOT 5 BLOCK 1 CLIFF VIEW ADDITION

Street Address: 1011 Munro Ave, 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: 01/12/2012

Last Publication: 02/09/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$115,000.00

Deficiency: \$64,644.30

Total Indebtedness: \$179,644.30

Foreclosure #: 11-603

The Grantor: Catherine Hartline and Herbert A Hartline

Legal Description: LOT 2 PHASE 1, F4B, OAK MEADOWS FILING NO. 4 ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 2002 AS RECEPTION NO. 602927

Street Address: 11 Old Midland Drive, Glenwood Springs, CO 81601

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: 01/12/2012

Last Publication: 02/09/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$379,000.00

Deficiency: \$78,345.64

Total Indebtedness: \$457,345.64

Foreclosure #: 11-606

The Grantor: Mary A Proctor and Robert C Proctor

Legal Description: Lot 14, Sierra Vista Ranch as shown on survey recorded March 24, 1980 as Reception No. 302510 and more particularly described as follows:
A parcel of land situated in the NW ¼ of Section 22, Township 6 South, Range 92 West of the Sixth Principal Meridian, County of Garfield, State of Colorado; said Parcel being more particularly described as follows:
Commencing at the Northeast Corner of said Section 22: Thence South 00°30'18" East along the Easterly line of said Section 22, 300.00 Feet; Thence leaving said Easterly line South 40°00'49" West 1501.05 Feet to the TRUE POINT OF BEGINNING; Thence South 05°05'37" East 950.45 Feet to the Centerline of an existing Cul-de-sac; Thence leaving said centerline North 85°50'49" West 1428.22 Feet; Thence North 00°00'00" East 1413.42 Feet to a point on the Centerline of a 60.00 foot road easement; Thence along said Centerline along the arc of a curve to the right having a radius of 628.78 feet and a central angle of 26°50'06", a distance of 294.50 feet (Chord bears North65°13'51" East 291.81 Feet); Thence continuing along said centerline along the arc of a curve to the Right having a radius of 363.25 feet and a central angle of 33°21'06", a distance of 211.45 feet (Chord bears south 84°40'32" East 208.47 feet) to the centerline of an existing cul-de-sac; thence leaving said centerline south 52°11'40" East 1098.03 feet to the TRUE POINT OF BEGINNING.

Street Address: 377 Harmony Way, Silt, CO 81652

Current Beneficiary Name: Citibank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-1

First Publication: 01/12/2012

Last Publication: 02/09/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$138,482.00

Deficiency: \$56,837.24

Total Indebtedness: \$195,319.24

Foreclosure #: 11-608
The Grantor: Leslie Banks

Legal Description: The land referred to in this policy is situated in the STATE OF COLORADO, COUNTY OF GARFIELD, CITY OF GLENWOOD SPRINGS, and described as follows:
Unit 712, Building 7, The Terraces Condominiums, Phase 5, according to the Plat thereof recorded August 13, 2002 at Reception No. 608756 and the Condominium Declaration pertaining thereto recorded April 6, 2001 in Book 1243 at Page 426 as Reception No. 578831; First Supplemental Condominium Declaration recorded June 19, 2001 in Book 1262 at Page 399 at Reception No. 582965; Second Supplemental Condominium Declaration recorded December 6, 2001 in Book 1309 at Page 296 at Reception No. 593155; Third Supplemental Declaration recorded February 20, 2002 in Book 1330 at Page 767 as Reception No. 597647 and Fourth Supplemental Declaration recorded August 13, 2002 in Book 1377 at Page 335 as Reception No. 608755,
County of Garfield, State of Colorado

Street Address: 2701 Midland Ave, Unit 712, Glenwood Springs, CO 81601

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: 01/12/2012

Last Publication: 02/09/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$156,814.00

Deficiency: \$57,413.12

Total Indebtedness: \$214,227.12

Foreclosure #: 11-610
The Grantor: Henry O Harris

Legal Description: LOT 4, BLOCK 17, SADDLEBACK VILLAGE, FILING NO. ONE AS AMENDED

Street Address: 151 W. Tamarack Cir, Parachute, CO 81635

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

First Publication: 01/12/2012

Last Publication: 02/09/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$137,965.15

Deficiency: \$0.00

Total Indebtedness: \$137,965.15

Foreclosure #: 11-611

The Grantor: Brian James Lamm

Legal Description: Townhome Lot 6
According to the Plat of Luzern Townhomes recorded on June 8, 2004 as Reception No. 653594 in the Office of the Clerk and Recorder of Garfield County, Colorado, and The Delcaration of Covenants, Conditions, Restrictions and Easements for Luzern Townhomes, recorded on June 18, 2004 as Reception No. 654422 in the Office of the Clerk and Recorder of Garfield County, Colorado
County of Garfield
State of Colorado

Street Address: 367 S. 9th St, Rifle, CO 81650

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

First Publication: 01/12/2012

Last Publication: 02/09/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$190,128.71

Deficiency: \$0.00

Total Indebtedness: \$190,128.71

Foreclosure #: 11-613

The Grantor: Brooke Robison and Jennifer Robison

Legal Description: LOT 201, IRON BRIDGE PLANNED UNIT DEVELOPMENT, PHASE II, FILINGS 1, 2 AND 3 ACCORDING TO THE AMENDED PLAT 1 RECORDED JULY 19, 2006 AS RECEPTION NO. 702420 COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 316 Red Bluff Vista, Glenwood Springs, CO 81601

Current Beneficiary Name: Central Mortgage Company

First Publication: 01/12/2012

Last Publication: 02/09/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$467,927.17

Deficiency: \$0.00

Total Indebtedness: \$467,927.17

Foreclosure #: 11-616

The Grantor: Jason J. Fournie

Legal Description: UNIT B BULDING 1 SHIBUI WEST CONDOMINIUMS AND BUILDING NO. 1
CONDOMINIUM ACCORDING TO THE CONDOMINIUMS MAP THEREOF
RECORDED FEBRUARY 21, 2007 UNDER RECEPTION NO. 717651, AND
ACCORDING TO THE DECLARATION RECORDED FEBRUARY 21, 2007 IN BOOK
1896 AT PAGE 332 COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 788 Castle Valley Blvd., #B, New Castle, CO 81647

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: 01/12/2012

Last Publication: 02/09/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$49,500.00

Deficiency: \$149,427.42

Total Indebtedness: \$198,927.42

Total Foreclosures: 15