

# Garfield County Pre Sale Foreclosure List

4/9/2012

12:19:06PM

Sale Date: April 11, 2012

---

Foreclosure #: 11-245

The Grantor: Glenda M. Gonzalez

Legal Description: CONDOMINIUM UNIT 105, RIVERPARK CONDOMINIUMS BUILDING 1, ACCORDING TO THE CONDOMINIUM MAP RECORDED JULY 31, 2007 AT RECEPTION NO. 729622 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED MAY 30, 2007 AT RECEPTION NO. 724445, AND FIRST AMENDED THERETO RECORDED JUNE 29, 2007 AT RECEPTION NO. 726905, AND FIRST SUPPLMENT THERETO RECORDED JULY 31, 2007 AT RECEPTION NO. 729621

Street Address: 326 River View Dr., #5, New Castle, CO 81647

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

First Publication: 08/11/2011

Last Publication: 09/08/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$79,000.00

Deficiency: \$168,463.16

Total Indebtedness: \$247,463.16

---

Foreclosure #: 11-457

The Grantor: Ricky D. Christner and Karla D. Christner

Legal Description: LOTS 16 AND 17, BLOCK 2, RIFLE VILLAGE SOUTH SUBDIVISION, FIRST FILING. COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 0184 Remington Street, Rifle, CO 81650

Current Beneficiary Name: Deutsche Bank National Trust Company as Trustee for HarborView Mortgage Loan Trust 2006-14

First Publication: 11/03/2011

Last Publication: 12/01/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$153,300.90

Deficiency: \$71,617.06

Total Indebtedness: \$224,917.96

---

Foreclosure #: 11-544

The Grantor: Irvin Bruce Strand and Sylvia Marie Strand

Legal Description: LOT 7, BLOCK C, HIGHLANDS EAST FOURTH FILING, IN THE CITY OF RIFLE,  
COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 1334 Dogwood Drive, 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: 12/22/2011

Last Publication: 01/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$128,040.25

Deficiency: \$1,430.62

Total Indebtedness: \$129,470.87

---

Foreclosure #: 11-550

The Grantor: Davidson Homes at Riverside, Inc., a Colorado corporation

Legal Description: Lot 8, Block 1  
Lots 6 and 7, Block 2  
Lots 13, 14, 16, 17, 18 and 19, Block 2  
Riverside Subdivision, Filing 2  
According to the Plat thereof recorded April 22, 2005 as Reception No. 672716  
County of Garfield, State of Colorado

Together with any and all water, water rights, ditch, ditch rights, used on or in connection with  
the Property, along with any and all easements or rights-of-way for access, maintenance, or  
operation of or to any structure related to such rights, regardless of whether such easement or  
right-of-way was created by a written or unwritten agreement, or whether such easement was  
created by implication or operation of law.

Street Address: vacant land, Parachute, CO 81635

Current Beneficiary Name: Burr Oak Investments, LLC, a Colorado limited liability company

First Publication: 02/16/2012

Last Publication: 03/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$11,455.48

Deficiency: \$128,933.97

Total Indebtedness: \$140,389.45

---

Foreclosure #: 11-617

The Grantor: Lawrence C. Custodio and Kathryn G. Custodio

Legal Description: LOTS 64, 65, 66, 67, 68, 69, 70, 71, VILLAGE BUSINESS CENTER, TOWN OF CARBONDALE. ACCORDING TO THE PLAT RECORDED MARCH 17, 1983 AS RECEPTION NO. 339296. COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 525 Buggy Circle, Carbondale, CO 81623

Current Beneficiary Name: Wells Fargo Bank, National Association

First Publication: 01/12/2012

Last Publication: 02/09/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$375,000.00

Deficiency: \$135,989.49

Total Indebtedness: \$510,989.49

---

Foreclosure #: 11-637

The Grantor: Troy J Kimball and Heath Tyler Kimball

Legal Description: LOT 32 CASTLE VALLEY RANCH SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED JANUARY 18, 1990 AS RECEPTION NO. 409227. TOWN OF NEW CASTLE COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 709 Ginseng Road, New Castle, CO 81647

Current Beneficiary Name: Green Tree Servicing LLC

First Publication: 02/02/2012

Last Publication: 03/01/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$140,400.00

Deficiency: \$259,106.90

Total Indebtedness: \$399,506.90

---

Foreclosure #: 11-642

The Grantor: John M Nielsen

Legal Description: LOT 12 BLOCK 6 CASTLE VALLEY RANCH SUBDIVISION, FILING NO. 1 TOWN OF NEW CASTLE ACCORDING TO THE PLAT RECORDED AUGUST 15, 1983 AS RECEPTION NO. 344746. COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 258 Buckthorn Road, New Castle, CO 81647

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 02/02/2012

Last Publication: 03/01/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$359,945.63

Deficiency: \$0.00

Total Indebtedness: \$359,945.63

---

Foreclosure #: 11-654

The Grantor: Roger Gallup and Stephanie Sack-Gallup

Legal Description: LOT 90, CARDIFF GLEN P.U.D., FILING ONE, ACCORDING TO THE PLAT THEREOF  
FILED JUNE 24, 1999 AT RECEPTION NO. 547815

Street Address: 4280 Culver Cir, Glenwood Springs, CO 81601-4572

Current Beneficiary Name: U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF  
THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2

First Publication: 02/16/2012

Last Publication: 03/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$193,500.00

Deficiency: \$149,666.32

Total Indebtedness: \$343,166.32

---

Foreclosure #: 11-661

The Grantor: William Strudley and Beth Strudley

Legal Description: The following described property:  
A parcel of land situated in the SW1/4 of Section 31, Township 5 South, Range 91 West of the  
6th P.M., County of Garfield, State of Colorado, more particularly described as follows:  
Beginning at a point on the south line of said section 31 thence the S1/4 corner of said Section  
31 bears N 89 degrees 51' 08" E 1586.68 feet; thence S 89 degrees 51' 08" W along said South  
line 618.76 feet; thence departing said South line N 07 degrees 09' 45" E 400.26 feet; thence N  
59 degrees 43' 02" E 277.38 feet; thence S 89 degrees 58' 29" E 290.36 feet; thence S 48  
degrees 36' 48" E 260.87 feet; thence 157.22 feet along the arc of a non-tangent curve to the  
left having a central angle of 53 degrees 03' 08" and a radius of 169.790 feet, the chord of  
which bears S 40 degrees 01' 34" W 151.66 feet; thence S 13 degrees 30' 00" W 253.69 feet to  
the point of beginning.  
Excepting therefrom that portion conveyed in Quit Claim deed recorded in book 1070 at page  
973 under Reception no. 526250.  
Assessor's Parcel Number: 212531300126

Street Address: 7741 County Road 233, Silt, CO 81652

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

First Publication: 02/16/2012

Last Publication: 03/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$442,545.34

Deficiency: \$0.00

Total Indebtedness: \$442,545.34

---

Foreclosure #: 11-662  
The Grantor: Thomas Gering

Legal Description: LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF GARFIELD, AND STATE OF COLORADO AND BEING DESCRIBED IN A DEED DATED 06/15/2007 AND RECORDED 06/19/2007 IN BOOK 1939 PAGE 404 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF GARFIELD, AND STATE OF COLORADO DESCRIBED AS FOLLOWS, TO WIT: LOTS 5 AND 6 BLOCK 4 CORYELL ADDITION TOWN OF NEW CASTLE COUNTY OF GARFIELD STATE OF COLORADO.  
PARCEL NO. R380140 AKA 2123-312-08-003

Street Address: 464 N Midland Ave, New Castle, CO 81647

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

First Publication: 02/16/2012

Last Publication: 03/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$149,000.00

Deficiency: \$171,083.92

Total Indebtedness: \$320,083.92

---

Foreclosure #: 11-665  
The Grantor: Billie D. Blackwell and Nickie J. Blackwell

Legal Description: LOT 15 HILLTOP ESTATES SUBDIVISION ACCORDING TO THE PLAT RECORDED OCTOBER 28, 1998 AS RECEPTION NO. 534343, COUNTY OF GARFIELD, STATE OF COLORADO. SOURCE OF TITLE; BOOK 1741, PAGE 845 (RECORDED 11/1/2005)

Street Address: 690 Birch Ct, Rifle, CO 81650

Current Beneficiary Name: CU Members Mortgage, A Division of Colonial Savings, F.A.

First Publication: 02/16/2012

Last Publication: 03/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$261,051.43

Deficiency: \$67,904.78

Total Indebtedness: \$328,956.21

---

Foreclosure #: 11-666

The Grantor: Jose L. Portillo

Legal Description: Condominium Unit 108, Riverpark Condominiums-Building 1, according to the Condominium Map recorded July 31, 2007 as Reception No. 729622 and as defined and described in the Condominium Declaration recorded May 30, 2007 at Reception No. 724445, and First Amendment thereto recorded June 29, 2007 at Reception No. 726905, and First Supplement thereto recorded July 31, 2007 at Reception No. 729621.

Street Address: 326 River View Drive Unit #108, New Castle, CO 81647

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 02/16/2012

Last Publication: 03/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$277,581.38

Deficiency: \$0.00

Total Indebtedness: \$277,581.38

---

Total Foreclosures: 12