

# Garfield County Pre Sale Foreclosure List

4/23/2012

12:10:01PM

Sale Date: April 25, 2012

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Foreclosure #: 10-634

The Grantor: Paul J. Swartz

Legal Description: LOT 14 BLOK 20 SADDLEBACK VILLAGE FILING NO.1 ACCORDING TO THE PLAT RECORDED AS RECEPTION NO. 420533 BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Street Address: 68 Cedar Cir, Parachute, CO 81635

Current Beneficiary Name: Flagstar Bank, FSB

First Publication: 01/26/2012

Last Publication: 02/23/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$195,917.93

Deficiency: \$0.00

Total Indebtedness: \$195,917.93

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Foreclosure #: 11-060

The Grantor: Jay N. Weinberg

Legal Description: LOT C-4, ASPEN EQUESTRIAN ESTATES, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 2000, AT RECEPTION NO. 564578

Street Address: 52 Corral Drive, Carbondale, CO 81623

Current Beneficiary Name: JP Morgan Chase, National Association

First Publication: 03/31/2011

Last Publication: 04/28/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$587,000.00

Deficiency: \$107,752.63

Total Indebtedness: \$694,752.63

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Foreclosure #: 11-131

The Grantor: Arturo Godinez Chagolla and Kaitlyn E. Godinez Chagolla

Legal Description: Condominium Unit 905, Riverpark Condominiums-Building 9, according to the Condominium Map recorded June 4, 2008 at Reception No. 749882 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 and Second Supplement thereto recorded at Reception No. 738032 and Third Supplement thereto recorded January 25, 2008 at Reception No. 741831, and Fourth Supplement thereto recorded June 5, 2008 at Reception No. 749978, County of Garfield, State of Colorado.

Street Address: 646 River View Drive 905, New Castle, CO 81647

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

First Publication: 03/15/2012

Last Publication: 04/12/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$67,150.00

Deficiency: \$178,151.82

Total Indebtedness: \$245,301.82

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Foreclosure #: 11-142

The Grantor: Hugo Alexander Romero and Tomas Cruz

Legal Description: LOT D BLOCK 3 CREEKMEADOWS REPLAT NO. 2 (AMENDED) ACCORDING TO THE PLAT RECORDED MAY 10, 2003 AS RECEPTION NO. 447250

Street Address: 2603 Acacia Avenue, Rifle, CO 81650

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

First Publication: 05/12/2011

Last Publication: 06/09/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$189,789.45

Deficiency: \$0.00

Total Indebtedness: \$189,789.45

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Foreclosure #: 11-208

The Grantor: Kathleen P. Gass

Legal Description: Lot 8, Block 1, Canyon View Subdivision, Phase I, the plat of which is recorded as Document No. 449642

Street Address: 54 Limberpine Circle, Parachute, CO 81635

Current Beneficiary Name: Aurora Loan Services, LLC

First Publication: 06/23/2011

Last Publication: 07/21/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$80,000.00

Deficiency: \$146,325.43

Total Indebtedness: \$226,325.43

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Foreclosure #: 11-247

The Grantor: Leslie H Eriksen and Peter B Eriksen

Legal Description: LOT 15, BLOCK E, HIGHLANDS EAST FOURTH FILING IN THE CITY OF RIFLE

Street Address: 712 Elder Ct #1-4, Rifle, CO 81650

Current Beneficiary Name: U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation  
Home Equity Loan Trust 2002-HE1, Series 2002 HE1

First Publication: 08/11/2011

Last Publication: 09/08/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$110,173.41

Deficiency: \$0.00

Total Indebtedness: \$110,173.41

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Foreclosure #: 11-256

The Grantor: Rifle Heights Land Company, LLC

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: Various, Rifle, CO 81650

Current Beneficiary Name: Bank Midwest, N.A.

First Publication: 08/11/2011

Last Publication: 09/08/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$630,000.00

Deficiency: \$2,806,369.49

Total Indebtedness: \$3,436,369.49

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Foreclosure #: 11-529

The Grantor: Robert S Ashcraft and Romana Ashcraft

Legal Description: LOT 14 ROARING FORK MESA AT ASPEN GLEN, ACCORDING TO THE PLAT  
RECORDED OCTOBER 31, 1996 AS RECEPTION NO. 500471. COUNTY OF GARFIELD  
STATE OF COLORADO

Street Address: 24 Golden Stone Drive, Carbondale, CO 81623

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$484,659.00

Deficiency: \$907,201.59

Total Indebtedness: \$1,391,860.59

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Foreclosure #: 11-585  
The Grantor: Patrick K. Shanahan and Valerie M. Shanahan

Legal Description: ALL THE REAL PROPERTY SITUATE, LYING, AND BEING IN THE COUNTY OF GARFIELD AND STATE OF COLORADO. LOT 10, BLOCK A SHETLAND ACRES SUBDIVISION, IN THE CITY OF RIFLE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1995 AS RECEPTION NO 481225 COMMONLY KNOWN AS 279 W 28th Ct, Rifle CO BEING THE SAME PREMISES AS CONVEYED IN DEED FROM SCOTT W BRYNILDSON AND LINDA S BRYNILDSON RECORDED 06/30/1997 IN DOCUMENT NUMBER 210228, BOOK 1023, PAGE 979 IN SAID COUNTY AND STATE.

Street Address: 279 W. 28th, Rifle, CO 81650

Current Beneficiary Name: U.S. Bank NA ND.

First Publication: 01/05/2012

Last Publication: 02/02/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$170,000.00

Deficiency: \$108,065.77

Total Indebtedness: \$278,065.77

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Foreclosure #: 11-625  
The Grantor: Jose Alonso Serrano and Rosa Serrano

Legal Description: LOT 6 BLOCK 5, COLORADO MEADOWS SUBDIVISION TOWN OF CARBONDALE COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 492 Morrison St, Carbondale, CO 81623

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

First Publication: 01/26/2012

Last Publication: 02/23/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$352,520.22

Deficiency: \$0.00

Total Indebtedness: \$352,520.22

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Foreclosure #: 11-635

The Grantor: John D. Whittier

Legal Description: Condominium Unit 205 RIVERPARK CONDOMINIUMS - BUILDING 2 According to the Condominium Map recorded July 31, 2007 as Reception No. 729623, and as defined and described in the Condominium Declaration recorded May 30, 2007 as Reception No. 724445 and First Amendment thereto recorded June 29, 2007 as Reception No. 726905 and First Supplement thereto recorded July 31, 2007 as Reception No. 729621, and any and all amendments thereof.

County of Garfield, State of Colorado

Street Address: 348 River View Dr 205, 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: 01/26/2012

Last Publication: 02/23/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$75,000.00

Deficiency: \$81,919.91

Total Indebtedness: \$156,919.91

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Foreclosure #: 11-644

The Grantor: Aida Bonilla Valencia and Elsa Bonilla

Legal Description: LOT80A, SPRUCE MEADOWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 15, 2003 AS RECEPTION NO. 618730 AND RERECORDED JANUARY 29, 2004 AS RECEPTION NO. 619609.

Street Address: 695 Bristlecone Way, Silt, CO 81652

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

First Publication: 02/02/2012

Last Publication: 03/01/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$251,513.29

Deficiency: \$0.00

Total Indebtedness: \$251,513.29

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Foreclosure #: 11-669  
The Grantor: John Pulman

Legal Description: CONDOMINIUM UNIT 1009F, BUILDING F, LOT 6 CONESTOGA CONDOMINIUMS ACCORDING TO THE MAP THEREOF, FILED FOR RECORD ON SEPTEMBER 27, 1982 AS DOCUMENT NO. 332796 AND THE CONDOMINIUM DECLARATION FOR CONESTOGA CONDOMINIUMS, RECORDED AS DOCUMENT NO. 317126, ON BOOK 577 AT PAGE 58, AND SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF SAID DECLARATION. CITY OF CARBONALE COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 1009 Wheel Dr, Carbondale, CO 81623

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: 02/16/2012

Last Publication: 03/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$422,894.48

Deficiency: \$2,835.72

Total Indebtedness: \$425,730.20

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Foreclosure #: 11-676  
The Grantor: Jeanne Schmitt

Legal Description: LOT 9, BLOCK 11, STONE RIDGE SUBDIVISION, THE PLAT OF WHICH IS RECORDED JULY 31, 1995 AS RECEPTION NO. 481259 COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 188 Lodgepole Cir, Parachute, CO 81635

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

First Publication: 02/23/2012

Last Publication: 03/22/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$194,268.72

Deficiency: \$21,585.42

Total Indebtedness: \$215,854.14

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Foreclosure #: 11-681

The Grantor: Ryan Bumgarner

Legal Description: LOT 3, BLOCK V, RIVER VALLEY RANCH PHASE 8, ACCORDING TO THE PLAT RECORDED FEBRUARY 11, 2003, UNDER RECEPTION NO. 620572, COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 645 Perry Ridge, Carbondale, CO 81623

Current Beneficiary Name: First-Citizens Bank & Trust Company

First Publication: 03/01/2012

Last Publication: 03/29/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$86,414.86

Deficiency: \$236,510.07

Total Indebtedness: \$322,924.93

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Foreclosure #: 11-683

The Grantor: Penny Ann Conard

Legal Description: LOT 2 CONARD MINOR SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2003 AS RECEPTION NO. 636965. COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 653 East 7th Street, 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: 03/01/2012

Last Publication: 03/29/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$141,263.64

Deficiency: \$2,165.16

Total Indebtedness: \$143,428.80

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Foreclosure #: 11-690  
The Grantor: Thomas C. Arnold and Gerald A. Coe

Legal Description: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: LOT 51A, SUBDIVISION EXEMPTION FINAL PLAT, LOTS 51A AND 51B, STONEY RIDGE P.U.D., ACCORDING TO THE PLAT THEREOF FILED MAY 26, 2005, AT RECEPTION NO. 675081.

Street Address: 1293 Bedrock Circle, Silt, CO 81652

Current Beneficiary Name: MetLife Home Loans, a division of MetLife Bank, N.A.

First Publication: 03/01/2012

Last Publication: 03/29/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$382,814.11

Deficiency: \$0.00

Total Indebtedness: \$382,814.11

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Foreclosure #: 11-691  
The Grantor: Blair A Weaver and Ann Mitchell Weaver

Legal Description: LOT 13, ROARING FORK VILLAGE, FILING NO. 3, COUNTY OF GAIRFIELD, COLORADO.

Street Address: 811 Latigo Loop, Carbondale, CO 81623

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

First Publication: 03/01/2012

Last Publication: 03/29/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$293,168.00

Deficiency: \$176,771.93

Total Indebtedness: \$469,939.93

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Total Foreclosures: 18