

# Garfield County Pre Sale Foreclosure List

5/12/2014

11:24:30AM

Sale Date: May 14, 2014

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Foreclosure #: 13-280

The Grantor: Ryan J Birney and Summer N Birney

Legal Description: ALL THE REAL PROPERTY TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF GARFIELD AND STATE OF COLORADO DESCRIBED AS FOLLOWS: LOT 13, BLOCK 10, PALOMINO PARK, FILING NO. 4, CITY OF RIFLE

Street Address: 3177 W 31st Court, Rifle, CO 81650

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 03/06/2014

Last Publication: 04/03/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$170,100.00

Deficiency: \$8,770.48

Total Indebtedness: \$178,870.48

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Foreclosure #: 14-002

The Grantor: Joseph W. Wanner And Jennifer A. Wanner

Legal Description: LOT 20 MESA VIEW ESTATES FILING NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1998 AS RECEPTION NO. NO. 528556 AND CORRECTION PLAT RECORDED DECEMBER 17, 2002 UNDER RECEPTION NO. 616742 TOWN OF SILT COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 1192 North 16th Street, Silt, CO 81652

Current Beneficiary Name: M&T Bank

First Publication: 03/20/2014

Last Publication: 04/17/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$259,168.24

Deficiency: \$66,732.93

Total Indebtedness: \$325,901.17

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Foreclosure #: 14-004

The Grantor: Benji D Swindle

Legal Description: ALL THAT PARCEL OF LAND IN GARFIELD COUNTY, STATE OF COLORADO,  
BEING KNOWN AND DESIGNATED AS LOT H-2, ENCLAVE AT KNOLLRIDGE PHASE  
I.

Street Address: 624 W 24th St, Rifle, CO 81650

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 03/20/2014

Last Publication: 04/17/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$110,565.00

Deficiency: \$163,630.57

Total Indebtedness: \$274,195.57

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Foreclosure #: 14-009

The Grantor: Arthur L. Warkentin

Legal Description: LOT 7, 8 AND 9 BLOCK F SPENCERS ADDITION TOWN OF NEW CASTLE COUNTY  
OF GARFIELD STATE OF COLORADO

Street Address: 294 E. Main, New Castle, CO 81647

Current Beneficiary Name: U.S. Bank National Association

First Publication: 03/20/2014

Last Publication: 04/17/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$125,412.97

Deficiency: \$49,387.28

Total Indebtedness: \$174,800.25

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Total Foreclosures: 4