

# Garfield County Pre Sale Foreclosure List

5/21/2012

12:02:52PM

Sale Date: May 23, 2012

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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: \$109,188.75

Total Indebtedness: \$696,188.75

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Foreclosure #: 11-328

The Grantor: Jose G Cabral and Ana M Gutierrez

Legal Description: Lot 17 Block 2 Mesa View Estates in the City of Rifle

Street Address: 582 Mesa Ave, Rifle, CO 81650

Current Beneficiary Name: Freedom Mortgage Corporation

First Publication: 09/15/2011

Last Publication: 10/13/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$475,888.75

Deficiency: \$0.00

Total Indebtedness: \$475,888.75

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Foreclosure #: 11-505

The Grantor: David C Yager

Legal Description: LOT 58A YAGER TOWNHOUSE, ACCORDING TO THE PLAT RECORDED  
DECEMBER 14, 1998 AS RECEPTION NO. 537145. COUNTY OF GARFIELD STATE OF  
COLORADO

Street Address: 910 Vito's Way, Carbondale, CO 81623

Current Beneficiary Name: PHH Mortgage Corporation

First Publication: 03/29/2012

Last Publication: 04/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$217,433.40

Deficiency: \$0.00

Total Indebtedness: \$217,433.40

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Foreclosure #: 11-679

The Grantor: Jeffrey R. Hancox and Celina Hancox

Legal Description: LOT 4 AMENDED RESUBDIVISION PLAT OF BLOCK Y  
RIVER VALLEY RANCH PHASE 6  
ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 28, 2003 UNDER  
RECEPTION NO. 632824.

COUNTY OF GARFIELD  
STATE OF COLORADO

Street Address: 179 Sopris Mesa Drive, CARBONDALE, CO 81623

Current Beneficiary Name: Alpine Bank

First Publication: 02/23/2012

Last Publication: 03/22/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$120,000.00

Deficiency: \$185,776.88

Total Indebtedness: \$305,776.88

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Foreclosure #: 11-699  
The Grantor: Kenneth Duane Speedy and Cynthia Kay Speedy  
Legal Description: LOT 4 BLOCK 6 UNIT 1 OF ELK CREEK DEVELOPMENT COUNTY OF GARFIELD  
STATE OF COLORADO  
Street Address: 0071 Apache Drive, New Castle, CO 81647  
Current Beneficiary Name: CitiMortgage, Inc.  
First Publication: 03/08/2012  
Last Publication: 04/05/2012  
Publication Newspaper: Rifle Citizen Telegram  
Lender's Bid Amount: \$279,428.48  
Deficiency: \$0.00  
Total Indebtedness: \$279,428.48

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Foreclosure #: 12-010  
The Grantor: Zdzislaw Ratajczak and Halina Ratajczak  
Legal Description: CONDOMINIUM UNIT 1704, RIVERPARK CONDOMINIUMS-BUILDING 17,  
ACCORDING TO THE  
CONDOMINIUM MAP RECORDED JULY 31, 2007 AT RECEPTION NO. 729624 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: 367 River View Dr. #1704, New Castle, CO 81647  
Current Beneficiary Name: Wells Fargo Bank, N.A.  
First Publication: 03/22/2012  
Last Publication: 04/19/2012  
Publication Newspaper: Rifle Citizen Telegram  
Lender's Bid Amount: \$178,263.15  
Deficiency: \$0.00  
Total Indebtedness: \$178,263.15

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Foreclosure #: 12-011

The Grantor: Silvia Zelaya

Legal Description: CONDOMINIUM UNIT A4, CONDOMINIUM BUILDING 1, CARBONDALE SOUTH CONDOMINIUMS ACCORDING TO THE CONDOMINIUM MAP FOR CARBONDALE SOUTH CONDOMINIUMS, RECORDED OCTOBER 17, 1980 AS RECEPTION NO. 308479 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR THE CARBONDALE SOUTH CONDOMINIUMS, RECORDED AUGUST 11, 1980 IN BOOK 553 AT PAGE 585 AS RECEPTION NO. 306368 AND ASSIGNMENTS THERETO RECORDED OCTOBER 20, 1995 IN BOOK 956 AT PAGE 239 AS RECEPTION NO. 484429 AND BOOK 956 AT PAGE 240 AS RECEPTION NO. 484430 IN SAID RECORDS, AND AMENDMENT TO SAID CONDOMINIUM DECLARATIONS RECORDED FEBRUARY 7, 1989 IN BOOK 748 AT PAGE 752 AS RECEPTION NO. 398851.  
COUNTY OF GARFIELD  
STATE OF COLORADO

Street Address: 90 Roaring Fork Ave A4, Carbondale, CO 81623

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

First Publication: 03/22/2012

Last Publication: 04/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$125,000.00

Deficiency: \$130,496.84

Total Indebtedness: \$255,496.84

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Foreclosure #: 12-012

The Grantor: Conrad L. Rhoades III

Legal Description: Condominium Unit E-2, Building No. 3.  
THE SPRINGS CONDOMINIUMS, according to the Condominium Map thereof filed July 14, 1981, at Reception No. 316113 and according to the Condominium Declaration recorded July 14, 1981, in Book 576 at Page 664 as amended by instruments recorded May 5, 1982, in Book 598 at Page 754 and September 8, 1983 in Book 635 at Page 234.

Street Address: 1510 Bennett Avenue #3-E-2, Glenwood Springs, CO 81601

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

First Publication: 03/22/2012

Last Publication: 04/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$229,828.40

Deficiency: \$0.00

Total Indebtedness: \$229,828.40

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Foreclosure #: 12-017

The Grantor: Summit Ministries Resources, Inc.

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Street Address: 719 Garden Lane, Rifle, CO 81650

Current Beneficiary Name: Myoelectric Products Incorporated

First Publication: 03/29/2012

Last Publication: 04/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$909,000.00

Deficiency: \$35,692.24

Total Indebtedness: \$944,692.24

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Foreclosure #: 12-019

The Grantor: Andrew Carr Patterson

Legal Description: Lot 85, Mesa View Estates, Filing No. 3, According to the Plat thereof Recorded July 14, 1998 as Reception No. 528558 and the Correction Plat Recorded December 17, 2002 as Reception No. 616744.

Street Address: 2105 Morning Star Dr, Silt, CO 81652

Current Beneficiary Name: Colonial National Mortgage, a division of Colonial Savings, F.A.

First Publication: 03/29/2012

Last Publication: 04/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$252,388.62

Deficiency: \$0.00

Total Indebtedness: \$252,388.62

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Foreclosure #: 12-025

The Grantor: Andre Pontin and Julie Pontin

Legal Description: LOT 146, IRONBRIDGE PLANNED UNIT DEVELOPMENT, PHASE I, ACCORDING TO THE AMENDED PLAT RECORDED JUNE 16, 2004, UNDER RECEPTION NO. 654210 COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 0031 White Peaks Lane, Glenwood Springs, CO 81601

Current Beneficiary Name: Bank Of America As Trustee For Thornburg Mortgage Securities Trust 2007-3

First Publication: 03/29/2012

Last Publication: 04/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$356,250.00

Deficiency: \$139,841.23

Total Indebtedness: \$496,091.23

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Foreclosure #: 12-026

The Grantor: Pearl Building LLC

Legal Description: UNIT 120, 225 MAIN STREET CONDOMINIUMS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 2003 AS RECEPTION NO. 639444 AND THE DECLARATION OF 225 MAIN STREET BUILDING CONDOMINIUMS RECORDED OCTOBER 27, 2003 IN BOOK 1532 AT PAGE 309, GARFIELD COUNTY, STATE OF COLORADO

Legal description shown in the Deed of Trust has been corrected pursuant to Scrivener Affidavits recorded on January 5, 2012 as Reception No. 812831; and January 12, 2012 as Reception No. 813149.

Street Address: 225 Main St #120, Carbondale, CO 81623

Current Beneficiary Name: Woodmen of the World and/or Assured Life Association

First Publication: 03/29/2012

Last Publication: 04/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$478,609.62

Deficiency: \$0.00

Total Indebtedness: \$478,609.62

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Foreclosure #: 12-028

The Grantor: J Trinidad Prado and Maria I Prado

Legal Description: LOT 9 BLOCK 11 MONUMENT CREEK VILLAGE, SECTION ONE OF THE PLAT OF WHICH IS RECORDED AS RECEPTION NO. 318004

Street Address: 33 Lupine Lane, Parachute, CO 81635

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

First Publication: 03/29/2012

Last Publication: 04/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$158,227.43

Deficiency: \$0.00

Total Indebtedness: \$158,227.43

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Foreclosure #: 12-029

The Grantor: Philip A. Rosenberg

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 19, HENDRICK RANCH PLANNED UNIT DEVELOPMENT, PHASE II  
ACCORDING TO THE AMENDED PLAT THERE OF RECORDED FEBRUARY 10, 1997 AS RECEPTION NO. 504408, COUNTY OF GARFIELD, STATE OF COLORADO.  
ALSO KNOWN AS STREET NUMBER 1928 GRACELAND DRIVE, CARBONDALE, CO 81623 BEING THE SAME PROPERTY CONVEYED TO PHILIP A. ROSENBERG BY WARRANTY DEED FROM PETER W. STEWART AND ADAM MICHAEL STEWART RECORDED 04/22/2002 AS RECEPTION NO. 601856, IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO. TAX ACCOUNT R580304. TAX PARCEL NO. 246303203006.

Street Address: 1928 Graceland Dr, Carbondale, CO 81623

Current Beneficiary Name: Nationstar Mortgage LLC

First Publication: 03/29/2012

Last Publication: 04/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$424,953.68

Deficiency: \$0.00

Total Indebtedness: \$424,953.68

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Total Foreclosures: 14