

# Garfield County Pre Sale Foreclosure List

5/25/2012

4:11:08PM

Sale Date: May 30, 2012

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Foreclosure #: 11-372

The Grantor: Hal Templeton

Legal Description: UNIT 1203 ACCORDING TO THE REVISED CONDOMINIUM PLAT OF SUNSET RIDGE VILLAS, LOT 3, BUILDING A, RECORDED JANUARY 3, 2000 AS RECEPTION NO. 557467 AND THE RESTATED DECLARATION FOR SUNSET RIDGE VILLAS, RECORDED JANUARY 3, 2000 IN BOOK 1167 AT PAGE 292.

Street Address: 1203 Sunset Ridge Court, Glenwood Springs, CO 81601

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

First Publication: 04/05/2012

Last Publication: 05/03/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$102,000.00

Deficiency: \$89,451.01

Total Indebtedness: \$191,451.01

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Foreclosure #: 11-481

The Grantor: David Richard Jacobson and Gretchen Rhode Jacobson

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 4902 County Road 154, Glenwood Springs, CO 81601

Current Beneficiary Name: Bank of America, N.A., as successor by merger to BAC Home Loans

First Publication: 11/17/2011

Last Publication: 12/15/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$207,459.55

Deficiency: \$2,414.69

Total Indebtedness: \$209,874.24

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Foreclosure #: 11-517

The Grantor: Gary Thompson

Legal Description: LOT 8, BLOCK 17, MONUMENT CREEK VILLAGE, SECTION ONE, ACCORDING TO THE PLAT THEREOF  
FILED AUGUST 11, 1981, AT RECEPTION NO. 318004.

Street Address: 43 Spruce Ct, Parachute, CO 81635

Current Beneficiary Name: Freedom Mortgage Corporation

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$66,097.50

Deficiency: \$251,972.47

Total Indebtedness: \$318,069.97

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Foreclosure #: 11-586

The Grantor: Matthew B. Mckenna and Judith M. Mckenna

Legal Description: Township 6 South, Range 93 West of the Sixth Principal Meridian  
Section 21: E1/2 SW1/4 SE1/4  
Section 28: E1/2 NW1/4 NE1/4  
Also known as: Lot 16, Grass Mesa Ranch,  
County of Garfield,  
State of Colorado.

\*\*THE LEGAL DESCRIPTION ON THE DEED OF TRUST WAS CORRECTED BY AN  
AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON OCTOBER 11, 2011 AT  
RECEPTION NUMBER 809178 IN THE RECORDS OF GARFIELD COUNTY.

Street Address: 1255 Mustang Mesa, Rifle, CO 81650

Current Beneficiary Name: MidFirst Bank

First Publication: 01/05/2012

Last Publication: 02/02/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$312,599.84

Deficiency: \$0.00

Total Indebtedness: \$312,599.84

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Foreclosure #: 11-620  
The Grantor: Gayle Bean

Legal Description: UNIT 4, THE SMITH CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP FOR THE SMITH CONDOMINIUMS ASSOCIATION, INC. - LOT6, BLOCK 2, RECORDED MARCH 19, 1980 AS DOCUMENT NO. 302427 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 SMITH CONDOMINIUMS RECORDED MARCH 19, 1980 IN BOOK 545 AT PAGE 413  
COUNTY OF GARFIELD  
STATE OF COLORADO

Street Address: 625 Davis Drive, Glenwood Springs, CO 81601

Current Beneficiary Name: Aurora Bank FSB

First Publication: 01/26/2012

Last Publication: 02/23/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$152,083.94

Deficiency: \$0.00

Total Indebtedness: \$152,083.94

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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: \$83,381.63

Total Indebtedness: \$158,381.63

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Foreclosure #: 11-652

The Grantor: Laura A Kass

Legal Description: LOT 19 BLOCK 3 WESTERN HILLS SUBDIVISION COUNTY OF GARFIELD STATE  
OF COLORADO

Street Address: 81 Chaparral Circle, Glenwood Springs, CO 81601

Current Beneficiary Name: Chris McGovern

First Publication: 02/16/2012

Last Publication: 03/15/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$311,600.00

Deficiency: \$155,488.37

Total Indebtedness: \$467,088.37

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Foreclosure #: 12-003

The Grantor: Christopher J. Butler

Legal Description: LOT 15, LAKOTA CANYON RANCH, FILING 3, PHASE 1  
A RESUBDIVISION OF PARCEL C1 LAKTOA CANYON RANCH (FORMERLY  
EAGLES RIDGE RANCH) AMENDED AND RESTATED SUBDIVISION  
EXCLUSION/EXEMPTION ACCORDING TO THE PLAT THEREOF, RECORDED  
DECEMBER 23, 2004, AS RECEPTION NO. 665843  
COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 240 Blackhawk Dr, New Castle, CO 81647

Current Beneficiary Name: U.S. Bank National Association

First Publication: 03/22/2012

Last Publication: 04/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$340,000.00

Deficiency: \$104,468.01

Total Indebtedness: \$444,468.01

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Foreclosure #: 12-018  
The Grantor: Bonifacio Moises Saavedra

Legal Description: LOT 38, SPRUCE MEADOWS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 15, 2003 UNDER RECEPTION NO. 618730 AND RERECORDED JANUARY 29, 2004 UNDER RECEPTION NO. 619609 TOWN OF SILT COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 674 Evergreen Road, Silt, CO 81652-8804

Current Beneficiary Name: Flagstar Bank, FSB

First Publication: 03/29/2012

Last Publication: 04/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$214,449.80

Deficiency: \$0.00

Total Indebtedness: \$214,449.80

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Foreclosure #: 12-034

The Grantor: Starla Haynes

Legal Description: LOT 8 BLOCK PA22A AND PA22B CASTLE VALLEY RANCH SUBDIVISION FILING NO. 7, ACCORDING TO THE PLAT RECORDED APRIL 26, 2002 AT RECEPTION NO. 602251. COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 654 South Wildhorse Drive, 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: 04/05/2012

Last Publication: 05/03/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$354,427.85

Deficiency: \$2,340.88

Total Indebtedness: \$356,768.73

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Total Foreclosures: 10