

# Garfield County Pre Sale Foreclosure List

7/1/2013

12:02:07PM

Sale Date: July 03, 2013

---

Foreclosure #: 10-180

The Grantor: Carl O Swanson

Legal Description: LOT 4, 5, 6 AND 7, BLOCK 17, HURLBURTS ADDITION NO. 4 TO THE TOWN OF GRAND VALLEY NOW KNOWN AS PARACHUTE.

Street Address: 416 West First, Parachute, CO 81635

Current Beneficiary Name: Nationstar Mortgage, LLC

First Publication: 03/07/2013

Last Publication: 04/04/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$208,600.36

Deficiency: \$0.00

Total Indebtedness: \$208,600.36

---

Foreclosure #: 12-402

The Grantor: Laurel Em Sheehan and Barry William Sheehan

Legal Description: UNIT C DUBEY CONDOMINIUM EXEMPTION ACCORDING TO THE CONDOMINIUM MAP RECORDED FEBRUARY 28, 2001 AS RECEPTION NO. 576684. COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 133 Sopris Avenue Unit C, Carbondale, CO 81623

Current Beneficiary Name: OneWest Bank, FSB

First Publication: 05/09/2013

Last Publication: 06/06/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$238,840.84

Deficiency: \$0.00

Total Indebtedness: \$238,840.84

---

Foreclosure #: 12-466

The Grantor: Lloyd E Puckett

Legal Description: LOT 6, BLOCK 2 AMENDED RIVERBEND SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED AS RECEPTION NO 299710 COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 305 Glen Eagle Ct., New Castle, CO 81647

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7

First Publication: 01/10/2013

Last Publication: 02/07/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$231,806.47

Deficiency: \$0.00

Total Indebtedness: \$231,806.47

---

Foreclosure #: 12-493

The Grantor: Mike Loughry and Angela Loughry

Legal Description: LOT 11, BLOCK C, HIGHLANDS EAST, FOURTH FILING IN THE CITY OF RIFLE COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 1366 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: 01/24/2013

Last Publication: 02/21/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$108,000.00

Deficiency: \$160,094.21

Total Indebtedness: \$268,094.21

---

Foreclosure #: 13-043

The Grantor: Kevin W. Warford and Corrine D. Warford

Legal Description: LOT 14 BLOCK 10 FIRST AMENDED PLAT OF TAMARISK SUBDIVISION FILING NO. 2 ACCORDING TO THE PLAT RECORDED AUGUST 17, 1998 AS RECEPTION NO. 530564. COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 404 Mineral Springs Circle, Parachute, CO 81635

Current Beneficiary Name: Colorado Housing and Finance Authority

First Publication: 05/02/2013

Last Publication: 05/30/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$173,486.13

Deficiency: \$0.00

Total Indebtedness: \$173,486.13

---

Foreclosure #: 13-046

The Grantor: Chad Schneidewind

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Street Address: 1111 Orchard Avenue, Silt, CO 81652

Current Beneficiary Name: Colorado Housing And Finance Authority

First Publication: 05/02/2013

Last Publication: 05/30/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$164,941.24

Deficiency: \$0.00

Total Indebtedness: \$164,941.24

---

Foreclosure #: 13-048  
The Grantor: David L. Pennington Jr. and Donnielle M. Pennington

Legal Description: LOT 10, BLOCK 4, MONUMENT CREEK VILLAGE, SECTION ONE, ACCORDING TO  
THE PLAT THEREOF RECORDED AS DOCUMENT NO. 318004. COUNTY OF  
GARFIELD STATE OF COLORADO

Street Address: 50 Sumac Ct, Parachute, CO 81635-9551

Current Beneficiary Name: Flagstar Bank, FSB

First Publication: 05/02/2013

Last Publication: 05/30/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$210,700.00

Deficiency: \$145,129.97

Total Indebtedness: \$355,829.97

---

Total Foreclosures: 7