

Garfield County Pre Sale Foreclosure List

8/6/2012

12:34:35PM

Sale Date: August 08, 2012

Foreclosure #: 11-199

The Grantor: Feliz C Cabrera and Esther Cerpa

Legal Description: LOT 11 BLOCK PA22B -2 -1 CASTLE VALLEY RANCH SUBDIVISION FILING NO. 7
ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 2004 UNDER
RECEPTION NO. 662167 COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 751 South Wildhorse Drive, New Castle, CO 81647

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for BCAP LLC 2007-AA3

First Publication: 06/14/2012

Last Publication: 07/12/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$199,750.00

Deficiency: \$140,698.48

Total Indebtedness: \$340,448.48

Foreclosure #: 11-477

The Grantor: Arturo Deluna

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 364 S. 8th St, Carbondale, CO 81623

Current Beneficiary Name: The Bank of New York Mellon fka The Bank of New York, as Trustee for the
Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-1

First Publication: 11/10/2011

Last Publication: 12/08/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$153,000.00

Deficiency: \$323,079.45

Total Indebtedness: \$476,079.45

Foreclosure #: 11-686

The Grantor: Donald R Wagner, Jr. and Lori L Wagner

Legal Description: LOT 4 BLOCK 6 SCALZO ADDITION TO RIFLE ACCORDING TO THE AMENDED MAP OF SAID ADDITION RECORDED AS DOCUMENT NO. 209526. COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 536 E 12th St, Rifle, CO 81650

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

First Publication: 06/14/2012

Last Publication: 07/12/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$105,000.00

Deficiency: \$130,381.71

Total Indebtedness: \$235,381.71

Foreclosure #: 12-021

The Grantor: Torey Lightcap and Jacqueline Lightcap

Legal Description: LOTS 27 AND 28 BLOCK 4 AMENDED FINAL PLAT OF LOTS 17-32, BLOCK 4 CORYELL'S ADDITION ACCORDING THE PLAT RECORDED MAY 10, 2000 AS RECEPTION NO. 563233, GARFIELD COUNTY, COLORADO.

Street Address: 473 Rio Grande Avenue, New Castle, CO 81647

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: \$199,000.00

Deficiency: \$46,393.27

Total Indebtedness: \$245,393.27

Foreclosure #: 12-045
The Grantor: Timothy Harris and Ruth Drewery

Legal Description: UNIT C BUILDING B LOT 23 VALLEY VIEW VILLAGE SUBDIVISION PHASE C AND D IN BATTLEMENT MESA P.U.D. ACCORDING TO THE PLAT THEREOF, RECORDED JANUARY 30, 2006, UNDER RECEPTION NO. 691341 AND THE AMENDED PLAT RECORDED DECEMBER 07,2007, UNDER RECEPTION NO. 738947. COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 0048 Cliff View Court, Parachute, CO 81635

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

First Publication: 04/12/2012

Last Publication: 05/10/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$154,330.30

Deficiency: \$0.00

Total Indebtedness: \$154,330.30

Foreclosure #: 12-060
The Grantor: Trenton J Cheney And Lindsay M Leonard

Legal Description: UNIT 3 LINES III CONDOMINIUMS ACCORDING TO THE CORRECTION PLAT THEREOF RECORDED JULY 21, 2005, UNDER RECEPTION NO. 678585, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED JANUARY 21, 2005 IN BOOK 1657 AT PAGE 403. COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 1438 Main St # 3, Carbondale, CO 81623-1850

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: 04/19/2012

Last Publication: 05/17/2012

Amended First Publication: 6/21/12 Amended Last Publication: 07/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$309,052.37

Deficiency: \$2,398.37

Total Indebtedness: \$311,450.74

Foreclosure #: 12-134
The Grantor: Sukhcharan Singh and Charanjeet Kaur Atwal

Legal Description: A parcel of land situate in Lot 3 of Section 7, Township 6 South, Range 92 West of the 6th Principal Meridian, County of Garfield, State of Colorado
Commencing at the Northwest Corner of Section 7, a brass cap L.S. No. 12770 found on place, the TRUE POINT OF BEGINNING; thence North 89°04'35" East along the Northerly line of said Section 7, 355.12 feet to a rebar and cap L.S. No. 31143 set in place; thence leaving said Northerly line South 00°14'20" West 705.56 feet to a point on the Northerly right of way of Colorado State Highway No. 6 a rebar and cap L.S. No. 31143 set in place, thence along said Northerly right of way South 76°28'59" West 154.42 feet to a point on said Northerly right of way (whence a concrete highway monument bears North 30°26'50" West 0.51 feet); thence continuing along said Northerly right of way North 13°26'32" West 160.00 feet to a concrete highway monument in place; thence continuing along said Northerly right of way South 76°33'26" West 172.10 feet to a point in the Westerly line of said Section 7 (whence a concrete highway monument bears North 14°32'52" East 0.99 feet); thence leaving said Northerly right of way along said Westerly line North 00°14'20" East 620.32 feet to the TRUE POINT OF BEGINNING.

Street Address: 30075 Hwy 6 & 24, Rifle, CO 81650

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 05/31/2012

Last Publication: 06/28/2012

Publication Newspaper: Rifle Citizen Telegram
Lender's Bid Amount: \$210,000.00
Deficiency: \$207,236.29
Total Indebtedness: \$417,236.29

Foreclosure #: 12-158
The Grantor: Janelle Marie Bascom and Shannon J. Bascom

Legal Description: HOVEY ADDITION, BLOCK 1, LOT 14 GARFIELD COUNTY

Street Address: 530 Will Avenue, Rifle, CO 81650

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 06/14/2012

Last Publication: 07/12/2012

Publication Newspaper: Rifle Citizen Telegram
Lender's Bid Amount: \$198,104.86
Deficiency: \$0.00
Total Indebtedness: \$198,104.86

Foreclosure #: 12-162

The Grantor: Loretta D. Long and Jason D. Long

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 7167 County Road 233, Silt, CO 81652

Current Beneficiary Name: Nationstar Mortgage LLC

First Publication: 06/14/2012

Last Publication: 07/12/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$219,394.33

Deficiency: \$0.00

Total Indebtedness: \$219,394.33

Total Foreclosures: 9