

Garfield County Pre Sale Foreclosure List

8/21/2012

12:03:22PM

Sale Date: August 22, 2012

Foreclosure #: 11-241

The Grantor: Michael P Loughry and Janae M Loughry

Legal Description: LOT 9, RIFLE CREEK ESTATES, THE PLAT OF WHICH IS RECORDED AS DOCUMENT NO. 300096, COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 486 Mesa Drive, Rifle, CO 81650

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

First Publication: 06/14/2012

Last Publication: 07/12/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$406,626.99

Deficiency: \$3,621.93

Total Indebtedness: \$410,248.92

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: \$46,150.33

Total Indebtedness: \$245,150.33

Foreclosure #: 12-024

The Grantor: Francis R. Berentis

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 4435 113 County Road, Carbondale, CO 81623

Current Beneficiary Name: Cenlar FSB

First Publication: 03/29/2012

Last Publication: 04/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$295,000.00

Deficiency: \$106,391.74

Total Indebtedness: \$401,391.74

Foreclosure #: 12-066

The Grantor: Irma Trevizo Alfredo Trevizo

Legal Description: Lot 20, Block 1, Pioneer Mesa Planned Unit Development, Filing No. One according to the plat recorded September 22, 2004 as Reception No. 660210

Street Address: 2484 Pioneer Way, Rifle, CO 81650

Current Beneficiary Name: Nationstar Mortgage, LLC

First Publication: 04/19/2012

Last Publication: 05/17/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$224,825.76

Deficiency: \$0.00

Total Indebtedness: \$224,825.76

Foreclosure #: 12-107

The Grantor: Darbe C Gosda and Shannon L. Gosda

Legal Description: LOT 164 IRONBRIDGE PLANNED UNIT DEVELOPMENT PHASE 1 ACCORDING TO THE AMENDED PLAT RECORDED JUNE 16, 2004 UNDER RECEPTION NO. 654210, COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 100 River Bend Way, Glenwood Springs, CO 81601

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

First Publication: 05/03/2012

Last Publication: 05/31/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$415,529.84

Deficiency: \$0.00

Total Indebtedness: \$415,529.84

Foreclosure #: 12-118

The Grantor: Javier Tarango

Legal Description: LOT 7, BLOCK 2, AMENDED RIVERBEND SUBDIVISION, FILING NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED AS RECEPTION NO. 299710 COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 277 Glen Eagle Circle, New Castle, CO 81647

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 05/17/2012

Last Publication: 06/14/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$179,000.00

Deficiency: \$28,341.24

Total Indebtedness: \$207,341.24

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: \$208,090.65

Total Indebtedness: \$418,090.65

Foreclosure #: 12-144
The Grantor: Paradise Builders of Colorado, LLC

Legal Description: LOT 5B KNOLLRIDGE EAST SUBDIVISION 1ST AMENDMENT ACCORDING TO
THE PLAT THREOF RECORDED AUGUST 11, 2008 UNDER RECEPTION NO. 753861.

Street Address: 735 W. 26th Street, Rifle, CO 81650

Current Beneficiary Name: Wells Fargo Bank, National Association

First Publication: 06/07/2012

Last Publication: 07/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$120,900.00

Deficiency: \$86,202.35

Total Indebtedness: \$207,102.35

Foreclosure #: 12-179

The Grantor: Sally Ann Servold

Legal Description: CONDOMINIUM UNIT 205, VALLEY PROFESSIONAL BUILDING, A CONDOMINIUM,
IN ACCORDANCE WITH THE DECLARATION RECORDED ON APRIL 15, 1983 AS
RECEPTION NO. 340985 IN BOOK 625 AT PAGE 71, AND CONDOMINIUM MAP
RECORDED APRIL 15, 1983 AS RECEPTION NO. 340986 AND SUPPLEMENTAL MAP
RECORDED AS RECEPTION NO. 424756 ON JUNE 26, 1991, COUNTY OF GARFIELD,
STATE OF COLORADO

Street Address: 401 23rd Street, Suite 205, Glenwood Springs, CO 81601

Current Beneficiary Name: Vectra Bank Colorado, National Association

First Publication: 06/28/2012

Last Publication: 07/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$94,500.00

Deficiency: \$31,652.74

Total Indebtedness: \$126,152.74

Foreclosure #: 12-181

The Grantor: Martha I Gutierrez

Legal Description: LOTS 8 AND 9, BLOCK 4, CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD,
STATE OF COLORADO

Street Address: 1118 Grand Ave, Glenwood Springs, CO 81601

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: 06/28/2012

Last Publication: 07/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$249,213.18

Deficiency: \$2,273.73

Total Indebtedness: \$251,486.91

Total Foreclosures: 10