

Garfield County Pre Sale Foreclosure List

11/19/2012

1:03:46PM

Sale Date: November 21, 2012

Foreclosure #: 11-190

The Grantor: Willow Ranch Development, LLC a Colorado limited liability company

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 26th Street Highway 13, Rifle, CO 81650

Current Beneficiary Name: First Citizens Bank & Trust Company

First Publication: 06/21/2012

Last Publication: 07/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$537,768.34

Deficiency: \$2,012,625.63

Total Indebtedness: \$2,550,393.97

Foreclosure #: 12-324

The Grantor: Sonia A. Roldan

Legal Description: LOT 16 CASTLE VALLEY RANCH SUBDIVISION BLOCKS PA22B-1 AND PA22B2
FILING 7 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 2003 UNDER
RECEPTION NO. 630149 TOWN OF NEW CASTLE COUNTY FO GARFIELD STATE OF
COLORADO

Street Address: 737 South Wild Horse Drive, New Castle, CO 81647

Current Beneficiary Name: LPP Mortgage Ltd

First Publication: 09/27/2012

Last Publication: 10/25/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$184,000.00

Deficiency: \$125,471.03

Total Indebtedness: \$309,471.03

Foreclosure #: 12-325

The Grantor: Richard M Poffenbarger

Legal Description: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Street Address: 3403 Sweetwater Rd, Gypsum, CO 81637

Current Beneficiary Name: Deutsche Bank National Trust Company, as trustee for holders of The Morgan Stanley Mortgage Loan Trust 2004-6AR

First Publication: 09/27/2012

Last Publication: 10/25/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$200,250.00

Deficiency: \$155,280.94

Total Indebtedness: \$355,530.94

Foreclosure #: 12-326

The Grantor: Pedro Damasco and Teresa Damasco

Legal Description: THE NORTH 86.5 FEET OF LOT 6 AND THE NORTH 86.5 FEET OF THE WEST 12 FEET OF LOT 7 BLOCK 3 FRAVERT ADDITION TO THE TOWN (NOW CITY) OF RIFLE

Street Address: 147 East 10th Street, Rifle, CO 81650

Current Beneficiary Name: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2006-HE9

First Publication: 09/27/2012

Last Publication: 10/25/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$106,232.00

Deficiency: \$233,096.88

Total Indebtedness: \$339,328.88

Foreclosure #: 12-327
The Grantor: Zebiel R. Cloward and Toni Marie J. Cloward

Legal Description: LOTS 3 AND 4 BLOCK 1 MCCARRON ADDITION TO THE TOWN (NOW CITY) OF RIFLE TOGETHER WITH THE 16 FOOT BY 125 FOOT ALLEY BETWEEN LOTS 3 AND 4 VACATED BY ORDINANCE NO. B-177 RECORDED JANUARY 24, 1979 IN BOOK 522 AT PAGE 138.

Street Address: 716 Clarkson Ave, Rifle, CO 81650

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 09/27/2012

Last Publication: 10/25/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$179,371.56

Deficiency: \$0.00

Total Indebtedness: \$179,371.56

Foreclosure #: 12-329
The Grantor: Martha D. Sandker

Legal Description: An undivided one-half interest in property legally described as Tract 10, Chelyn Acres, County of Garfield, State of Colorado

Street Address: 3977 County Road 117, Glenwood Springs, CO 81601

Current Beneficiary Name: Michael Jean Halgrimson

First Publication: 09/27/2012

Last Publication: 10/25/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$228,452.42

Deficiency: \$0.00

Total Indebtedness: \$228,452.42

Total Foreclosures: 6