

# Garfield County Pre Sale Foreclosure List

12/18/2012

8:28:15AM

Sale Date: December 19, 2012

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Foreclosure #: 12-083

The Grantor: Timothy Alan Hunter

Legal Description: LOT 26 OAK MEADOWS SUBDIVISION FILING NO. 2 COUNTY OF GARFIELD STATE OF COLORADO.

Street Address: 611 Sun King Drive, 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: \$307,692.91

Deficiency: \$0.00

Total Indebtedness: \$307,692.91

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Foreclosure #: 12-355

The Grantor: Aspen Glen I, LLC

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 68 Upland, Carbondale, CO 81623

Current Beneficiary Name: First Western Trust Bank

First Publication: 10/11/2012

Last Publication: 11/08/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$785,850.00

Deficiency: \$1,051,231.64

Total Indebtedness: \$1,837,081.64

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Foreclosure #: 12-356

The Grantor: Todd Davis and Gabriella M Davis

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Street Address: 410 River View Drive 302, New Castle, CO 81647

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 10/11/2012

Last Publication: 11/08/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$101,561.00

Deficiency: \$75,227.53

Total Indebtedness: \$176,788.53

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Foreclosure #: 12-357

The Grantor: Richard V. Armstrong and Cheryl R. Armstrong

Legal Description: LOT 19 BLOCK 1 THE HOMESTEAD AT RIFLE P.U.D., PHASE 2 ACCORDING TO THE PLAT RECORDED APRIL 26, 2000 AS RECEPTION NO. 562527

Street Address: 1230 Fir, Rifle, CO 81650

Current Beneficiary Name: PHH Mortgage Corporation

First Publication: 10/11/2012

Last Publication: 11/08/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$245,000.00

Deficiency: \$158,715.31

Total Indebtedness: \$403,715.31

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Foreclosure #: 12-370  
The Grantor: Ana Maria Chavira and Alejandro Chavira  
Legal Description: LOT 3 WESTERN PINES SUBDIVISION ACCORDING TO THE PLAT THEREOF  
RECORDED MAY 25, 2001 AS RECEPTION NO. 581599  
Street Address: 450 Greenway Drive, Glenwood Springs, CO 81601  
Current Beneficiary Name: M&T Bank  
First Publication: 10/18/2012  
Last Publication: 11/15/2012  
Publication Newspaper: Rifle Citizen Telegram  
Lender's Bid Amount: \$413,256.00  
Deficiency: \$13,320.40  
Total Indebtedness: \$426,576.40

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Foreclosure #: 12-373  
The Grantor: Lanny Kerns and Michelle Kerns  
Legal Description: LOT 4, BLOCK 2, NORTH PASTURE FILING NO. ONE, ACCORDING TO THE PLAT  
THEREOF FILED APRIL 29, 2004, AT RECEPTION NO. 651179  
Street Address: 1748 Anvil View Ave, Rifle, CO 81650  
Current Beneficiary Name: Bank of America, N.A.  
First Publication: 10/25/2012  
Last Publication: 11/22/2012  
Publication Newspaper: Rifle Citizen Telegram  
Lender's Bid Amount: \$347,920.81  
Deficiency: \$3,202.74  
Total Indebtedness: \$351,123.55

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Foreclosure #: 12-374  
The Grantor: Emily Gurule Ziegler & William Leon Ziegler

Legal Description: LOT 6, BLOCK 3, CASTLE VALLEY RANCH SUBDIVISION, FILING NO. 1 AS AMENDED ACCORDING TO THE PLAT RECORDED MAY 15, 1995 AS RECEPTION NO. 478084, TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 314 Mesquite Court, 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: 10/25/2012

Last Publication: 11/22/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$175,316.24

Deficiency: \$2,618.21

Total Indebtedness: \$177,934.45

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Foreclosure #: 12-375  
The Grantor: Linda S. Reider

Legal Description: LOT 20 KNOLLRIDGE WEST SUBDIVISION PHASE II, IN THE CITY OF RIFLE, ACCORDING TO THE PLAT RECORDED DECEMBER 13, 2000 AS RECEPTION NO. 573546 COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 2616 Cheyenne Court, Rifle, CO 81650

Current Beneficiary Name: The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust

First Publication: 10/25/2012

Last Publication: 11/22/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$120,000.00

Deficiency: \$54,467.50

Total Indebtedness: \$174,467.50

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Foreclosure #: 12-380  
The Grantor: Howard D. Kancilia and Leslie M. Kancilia

Legal Description: THE WEST 140 FEET OF LOTS 9 AND 10, BLOCK 1, FIRST NATIONAL BANK  
ADDITION TO THE TOWN (NOW CITY) OF RIFLE, GARFIELD COUNTY, STATE OF  
COLORADO

Street Address: 512 Howard Avenue, Rifle, CO 81650

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 10/25/2012

Last Publication: 11/22/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$75,000.00

Deficiency: \$54,683.55

Total Indebtedness: \$129,683.55

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Foreclosure #: 12-382

The Grantor: Christopher J. Harrison

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 1062 Village Road, Carbondale, CO 81623-1550

Current Beneficiary Name: Nationstar Mortgage LLC

First Publication: 10/25/2012

Last Publication: 11/22/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$260,715.00

Deficiency: \$193,304.57

Total Indebtedness: \$454,019.57

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Total Foreclosures: 10