

# Garfield County Pre Sale Foreclosure List

1/31/2012

10:37:09AM

Sale Date: February 01, 2012

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Foreclosure #: 11-162

The Grantor: Thomas L. Oeltjenbruns

Legal Description: PARCEL 1:  
LOT 10, PEACH VALLEY ORCHARD, ACCORDING TO THE PLAT RECORDED  
DECEMBER 5, 1909 AT RECEPTION NO. 36474. COUNTY OF GARFIELD, STATE OF  
COLORADO

Street Address: 141 Bluebell Lane, Silt, CO 81652

Current Beneficiary Name: Bank Midwest, N.A.

First Publication: 05/26/2011

Last Publication: 06/23/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$525,000.00

Deficiency: \$192,708.23

Total Indebtedness: \$717,708.23

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Foreclosure #: 11-290

The Grantor: Sean M Duffy

Legal Description: UNIT 403, RIVER PARK CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM  
MAP THEREOF RECORDED MAY 30, 2007 AS RECEPTION NO. 724441 AND AS  
DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED  
MAY 30, 2007 AS RECEPTION NO. 724445.

Street Address: 488 River View Drive, #403, New Castle, CO 81647

Current Beneficiary Name: BAC Home Loans Servicing, L.P.

First Publication: 09/08/2011

Last Publication: 10/06/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$63,750.00

Deficiency: \$139,129.71

Total Indebtedness: \$202,879.71

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Foreclosure #: 11-297

The Grantor: Alejandro Ortiz De Elguea

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 2435 Pine Ln, Rifle, CO 81650

Current Beneficiary Name: Flagstar Bank, FSB.

First Publication: 09/08/2011

Last Publication: 10/06/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$138,428.00

Deficiency: \$139,222.57

Total Indebtedness: \$277,650.57

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Foreclosure #: 11-442

The Grantor: David C. Uhlig

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 1387 Barber Drive, Carbondale, CO 81623

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: 10/20/2011

Last Publication: 11/17/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$337,814.95

Deficiency: \$1,499.66

Total Indebtedness: \$339,314.61

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Foreclosure #: 11-466  
The Grantor: Rasa I. Higen and Jason A. Higen

Legal Description: LOT 1 OF THE RESUBDIVISION OF LOTS 1 AND 2, ARABIAN HEIGHTS FILING NO. 1 AND LOT 1 AND LOT 2, BLOCK 1, ARABIAN HEIGHTS FILING NO. 2, ACCORDING TO THE PLAT RECORDED AT RECEPTION NUMBER 295991. COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 1300 Arabian Avenue, Rifle, CO 81650

Current Beneficiary Name: Flagstar Bank, FSB

First Publication: 11/03/2011

Last Publication: 12/01/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$128,000.00

Deficiency: \$160,738.23

Total Indebtedness: \$288,738.23

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Foreclosure #: 11-488  
The Grantor: Eric V Grant and Lana M Grant

Legal Description: LOT 1B OF BQ INVESTMENTS DUPLEX LOT LINE ADJUSTMENT RECORDED DECEMBER 17, 2007 UNDER RECEPTION #739427. COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 449 A Sixth Street, Silt, CO 81652

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

First Publication: 11/24/2011

Last Publication: 12/22/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$193,023.22

Deficiency: \$85,342.86

Total Indebtedness: \$278,366.08

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Foreclosure #: 11-496

The Grantor: Ronald V Carl

Legal Description: LOT 68 LYON SUBDIVISION PLANNED UNIT DEVELOPMENT ACCORDING TO THE  
PLAT RECORDED DECEMBER 8, 1994 AS RECEPTION NO. 471909

Street Address: 1817 Pheasant Cove, Silt, CO 81652

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc.,  
Asset-Backed Pass-Through Certificates, Series 2006-W5

First Publication: 12/01/2011

Last Publication: 12/29/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$64,600.00

Deficiency: \$173,275.03

Total Indebtedness: \$237,875.03

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Foreclosure #: 11-499

The Grantor: Anthony J Naranja and Julie A Naranja

Legal Description: LOT J1, RANCH CREEK PLANNED UNIT DEVELOPMENT SUBDIVISION,  
ACCORDING TO THE PLAT THEREOF FILED OCTOBER 24, 2000, AT RECEPTION  
NO. 571289

Street Address: 96 Ranch Creek Lane, Carbondale, CO 81623

Current Beneficiary Name: HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity  
Trust 2004-2

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$566,326.89

Deficiency: \$0.00

Total Indebtedness: \$566,326.89

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Foreclosure #: 11-503

The Grantor: Chad L. Thomson and Lisa J. Thomson

Legal Description: LOT 43, ELK SPRINGS, FILING 6, A SUBDIVISION OF LOS AMIGOS RANCH PUD ACCORDING TO THE AMENDED FINAL PLAT RECORDED APRIL 3, 2001 AS RECEPTION NO. 578608, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 301 Woodruff Road, Glenwood Springs, CO 81601

Current Beneficiary Name: M & T Bank

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$80,000.00

Deficiency: \$33,890.44

Total Indebtedness: \$113,890.44

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Foreclosure #: 11-504

The Grantor: Jorge A. Contreras and Ana Maria Contreras

Legal Description: LOT 10, BLOCK 4, CRYSTAL VILLAGE, PLANNED UNIT DEVELOPMENT, SINGLE FAMILY AREA, FILING NO. 1

Street Address: 200 Clearwater Road, Carbondale, CO 81623

Current Beneficiary Name: Deutsche Bank National Trust Company, as Indenture Trustee, for the benefit of the holders of the Accredited Mortgage Loan Trust 2002-2 Asset Backed Notes

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$277,400.48

Deficiency: \$0.00

Total Indebtedness: \$277,400.48

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Foreclosure #: 11-513  
The Grantor: Julie F. Murray

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 730 Grand Ave, Silt, CO 81652

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$104,703.63

Deficiency: \$0.00

Total Indebtedness: \$104,703.63

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Foreclosure #: 11-520

The Grantor: Voula Sauer

Legal Description: LOT 3 BLOCK 1 PIONEER MESA PLANNED UNIT DEVELOPMENT, FILING ONE  
ACCORDING TO THE PLAT RECORDED SEPTEMBER 22, 2004 AS RECEPTION NO.  
660210

Street Address: 2443 Pioneer Way, 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: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$219,005.64

Deficiency: \$83.25

Total Indebtedness: \$219,088.89

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Foreclosure #: 11-521

The Grantor: Laura Lee Diaz

Legal Description: LOT 11, BLOCK 5, FIRST AMENDED PLAT OF TAMARISK SUBDIVISION, FILING NO. TWO, ACCORDING TO THE PLAT RECORDED AUGUST 17, 1998 AT RECEPTION NO. 530564, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 83 Mineral Springs Circle, Parachute, CO 81635

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$199,620.64

Deficiency: \$0.00

Total Indebtedness: \$199,620.64

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Foreclosure #: 11-522

The Grantor: Amber Marie Gose and Craig M Gose

Legal Description: LOTS 16 AND 17, BLOCK 3, RIFLE VILLAGE SOUTH SUBDIVISION, FIRST FILING, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 185 Remington Street, Rifle, CO 81650

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$200,700.34

Deficiency: \$0.00

Total Indebtedness: \$200,700.34

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Foreclosure #: 11-526

The Grantor: REBECCA A SERES

Legal Description: LOT 1 ALDER RIDGE TOWNHOMES AMENDED PLAT OF BLOCK 3 ACCORDING TO  
THE PLAT THEREOF RECORDED OCTOBER 12, 1999 AS RECEPTION NO. 553541

Street Address: 645 Alder Ridge LN, 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: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$231,487.52

Deficiency: \$0.00

Total Indebtedness: \$231,487.52

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Total Foreclosures: 15