

# Garfield County Pre Sale Foreclosure List

2/10/2014

12:17:32PM

Sale Date: February 12, 2014

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Foreclosure #: 13-015

The Grantor: Dosena Adams

Legal Description: LOT 53 DEERFIELD PARK, P.U.D. PHASE I, ACCORDING TO THE PLAT RECORDED NOVEMBER 12, 1996 AS RECEPTION NO. 500904. CITY OF RIFLE, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 453 Columbine Drive, Rifle, CO 81650

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 03/28/2013

Last Publication: 04/25/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$172,000.00

Deficiency: \$10,175.45

Total Indebtedness: \$182,175.45

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Foreclosure #: 13-068

The Grantor: Parachute Commercial, LLC

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

Street Address: , Parachute, CO 81635

Current Beneficiary Name: Community Banks of Colorado, a division of NBH Bank, NA

First Publication: 05/23/2013

Last Publication: 06/20/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$58,280.00

Deficiency: \$686,494.97

Total Indebtedness: \$744,774.97

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Foreclosure #: 13-069

The Grantor: Parachute Commercial, LLC

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

Street Address: , Parachute, CO 81635

Current Beneficiary Name: Community Banks of Colorado, a division of NBH Bank, NA

First Publication: 05/23/2013

Last Publication: 06/20/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$64,860.00

Deficiency: \$663,205.81

Total Indebtedness: \$728,065.81

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Foreclosure #: 13-158

The Grantor: 5445 Road 154, LLC

Legal Description: SEE ATTACHED EXHIBIT A

Street Address: 5445 Road 154, Glenwood Springs, CO 81601

Current Beneficiary Name: Alpine Bank

First Publication: 08/22/2013

Last Publication: 09/19/2013

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$608,295.43

Deficiency: \$0.00

Total Indebtedness: \$608,295.43

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Foreclosure #: 13-213

The Grantor: Nora C Espinoza

Legal Description: LOT 23 FLYING EAGLE ESTATES SUBDIVISION P.U.D. IN THE TOWN OF SILT ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1996 AS RECEPTION NO. 491572.

Street Address: 1602 Ballard Ave, Silt, CO 81652

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 12/19/2013

Last Publication: 01/16/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$157,250.00

Deficiency: \$78,589.93

Total Indebtedness: \$235,839.93

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Foreclosure #: 13-224

The Grantor: Nicholas W. Brown and Barbara A. Brown

Legal Description: ALL THAT PARCEL OF LAND IN CITY OF PARACHUTE, GARFIELD COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED INST # 584804, ID# R770324, BEING KNOWN AND DESIGNATED AS LOT 14, BLOCK 15, SADDLEBACK VILLAGE FILING NO ONE.  
BY FEE SIMPLE DEED FROM RICHARD V. SETH AS SET FORTH IN INST # 584804 DATED 06/14/2001 AND RECORDED 07/23/2001, GARFIELD COUNTY RECORDS, STATE OF COLORADO.

Street Address: 170 E Tamarack Cir, Parachute, CO 81635-9498

Current Beneficiary Name: Green Tree Servicing, LLC

First Publication: 12/19/2013

Last Publication: 01/16/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$75,692.29

Deficiency: \$31,151.00

Total Indebtedness: \$106,843.29

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Foreclosure #: 13-226  
The Grantor: Jacob Bergener and Leah Bergener

Legal Description: LOT 4, BLOCK 5, RIVERSIDE SUBDIVISION FILING 2, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 22, 2005 AT RECEPTION NO. 672716, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 160 Anvil Lane, Parachute, CO 81635

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 12/19/2013

Last Publication: 01/16/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$107,500.00

Deficiency: \$150,797.19

Total Indebtedness: \$258,297.19

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Foreclosure #: 13-228  
The Grantor: James Alan Shannon, Jr. and Shiela M. Shannon

Legal Description: LOT 9 BLOCK 1 MAHOGANY ADDITION TO THE CITY OF RIFLE

Street Address: 11972 County Road 320, Rifle, CO 81650

Current Beneficiary Name: MidFirst Bank

First Publication: 12/19/2013

Last Publication: 01/16/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$144,761.48

Deficiency: \$0.00

Total Indebtedness: \$144,761.48

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Foreclosure #: 13-231  
The Grantor: Rebecca Davila

Legal Description: LOT 3 BLOCK 3, SHETLAND ACRES SUBDIVISION FILING TWO, ACCORDING TO  
THE PLAT RECORDED MAY 9, 2002 AS RECEPTION NO. 603131

Street Address: 2822 East Avenue, Rifle, CO 81650-3117

Current Beneficiary Name: Bank of America, N.A.

First Publication: 12/19/2013

Last Publication: 01/16/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$177,600.00

Deficiency: \$77,643.61

Total Indebtedness: \$255,243.61

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Foreclosure #: 13-232  
The Grantor: Jonathan M Grossman

Legal Description: LOT 17 BLOCK 16 SADDLEBACK VILLAGE FILING NO. ONE THE PLAT OF WHICH  
IS RECORDED AS DOCUMENT NO. 393852 AND AS SHOWN ON THE PLAT  
RECORDED AS DOCUMENT NO. 427125

Street Address: 0083 E Tamarack Cir, Battlement Mesa, CO 81635

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 12/19/2013

Last Publication: 01/16/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$81,700.00

Deficiency: \$77,227.14

Total Indebtedness: \$158,927.14

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Total Foreclosures: 10