

Garfield County Pre Sale Foreclosure List

2/28/2012

8:09:52AM

Sale Date: February 29, 2012

Foreclosure #: 11-143

The Grantor: Ronald Alan Writer-Alessi and Sally Sandifer Writer-Alessi

Legal Description: Lot 3, Block 18, PA-21A and PA-21B CASTLE VALLEY RANCH SUBDIVISION FILING NO. 6 ACCORDING TO THE PLAT RECORDED NOVEMBER 29, 2000 AS RECEPTION NO. 572850 AND THE AMENDED PLAT RECORDED OCTOBER 20, 2004 UNDER RECEPTION NO. 662086 TOWN OF NEW CASTLE COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 227 East Capitol Court, New Castle, CO 81647

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2

First Publication: 05/19/2011

Last Publication: 06/16/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$101,619.20

Deficiency: \$63,629.32

Total Indebtedness: \$165,248.52

Foreclosure #: 11-163

The Grantor: Red River Hotels II, LLC, a Colorado limited liability company

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 718 Taughenbaugh Boulevard, Rifle, CO 81650

Current Beneficiary Name: RRI, LLC

First Publication: 05/26/2011

Last Publication: 06/23/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$580,140.00

Deficiency: \$1,928,258.43

Total Indebtedness: \$2,508,398.43

Foreclosure #: 11-228
The Grantor: Richard C. Nickel and Helen M. Nickel

Legal Description: LOT 4 BLOCK 9, MONUMENT CREEK VILLAGE, SECTION ONE,
ACCORDING TO THE PLAT THEREOF FILED AUGUST 11, 1981, AS RECEPTION NO.
318804

Street Address: 591 Ponderosa Circle, Parachute, CO 81635

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 12/15/2011

Last Publication: 01/12/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$83,724.00

Deficiency: \$62,843.16

Total Indebtedness: \$146,567.16

Foreclosure #: 11-279

The Grantor: Susan V. Sarver

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 0657 Old Midland Spur, Glenwood Springs, CO 81601

Current Beneficiary Name: Bank Midwest, N.A.

First Publication: 09/08/2011

Last Publication: 10/06/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$47,000.00

Deficiency: \$97,358.75

Total Indebtedness: \$144,358.75

Foreclosure #: 11-325

The Grantor: Elda I Gonzalez

Legal Description: LOT 8, BLOCK 10 PALOMINO PARK, FILING NO. 4 ACCORDING TO THE PLAT
THEREOF RECORDED JANUARY 28, 1982 AS RECEPTION NO. 324153. COUNTY OF
GARFILED STATE OF COLORADO

Street Address: 3127 West 31st Court, Rifle, CO 81650

Current Beneficiary Name: US Bank National Association, as Trustee for the Structured Asset Securities
Corporation Mortgage Pass-Through Certificates, 2006-EQ1

First Publication: 09/15/2011

Last Publication: 10/13/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$121,550.00

Deficiency: \$139,820.67

Total Indebtedness: \$261,370.67

Foreclosure #: 11-510

The Grantor: Bard P Christiansen and Kimberly Jo Christiansen

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 788 Castle Valley Blvd #G, New Castle, CO 81647

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

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$85,000.00

Deficiency: \$158,530.41

Total Indebtedness: \$243,530.41

Foreclosure #: 11-558

The Grantor: Joshua D. Passchier

Legal Description: LOT 5
PINYON MESA P.U.D., FILING 1
ACCORDING TOT THE FINAL PLAT THEREOF RECORDED OCTOBER 08, 2007 AS
RECEPTION NO. 734761.
COUNTY OF GARFIELD
STATE OF COLORADO

Street Address: 107 Pinyon Mesa Drive, Glenwood Springs, CO 81601

Current Beneficiary Name: Bank Midwest, N.A.

First Publication: 12/22/2011

Last Publication: 01/19/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$41,360.00

Deficiency: \$84,393.24

Total Indebtedness: \$125,753.24

Foreclosure #: 11-568
The Grantor: Terry W Harlan and Stephanie L Harlan

Legal Description: LOT 50
BLOCK PA4
CASTLE VALLEY RANCH SUBDIVISION
FILING NO. 3 PLANNING AREAS NO. 4 AND 5
TOWN OF NEW CASTLE
ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1999 AS RECEPTION NO.
546753
COUNTY OF GARFIELD
STATE OF COLORADO

Street Address: 449 Wagon Wheel Circl, New Castle, CO 81647

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

First Publication: 01/05/2012

Last Publication: 02/02/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$272,000.00

Deficiency: \$17,517.46

Total Indebtedness: \$289,517.46

Foreclosure #: 11-569
The Grantor: James L. Terry

Legal Description: LOT 53 CARDIFF GLEN P.U.D. FILING TWO ACCORDING TO THE PLAT THEREOF
RECORDED APRIL 6, 2001 AS RECEPTION NO. 578837 AND THE DECLARATION
THEREOF RECORDED JUNE 24, 1999 IN BOOK 1136 AT PAGE 853 AS RECEPTION
NO. 547816, AND ANY AMENDMENTS THERETO CITY OF GLENWOOD SPRINGS,
COUNTY OF GARFIELD STATE OF COLORADO.

Street Address: 1512 Shepherds Ln, Glenwood Springs, CO 81601

Current Beneficiary Name: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the
Certificateholders CWALT, Inc., Alternative Loan Trust 2005-85CB, Mortgage
Pass-Through Certificates, Series 2005-85CB

First Publication: 01/05/2012

Last Publication: 02/02/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$195,300.00

Deficiency: \$160,559.86

Total Indebtedness: \$355,859.86

Foreclosure #: 11-580
The Grantor: Modern Dwell, LLC, a Colorado limited liability company
Legal Description: PARCEL B HOLGATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF,
RECORDED SEPTEMBER 22, 1993 AS RECEPTION NO. 452804 TOWN OF
CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO.
Street Address: 911 Sopris Ave, Carbondale, CO 81623
Current Beneficiary Name: Alpine Bank, a Colorado banking corporation
First Publication: 01/05/2012
Last Publication: 02/02/2012
Publication Newspaper: Rifle Citizen Telegram
Lender's Bid Amount: \$495,000.00
Deficiency: \$423,292.04
Total Indebtedness: \$918,292.04

Foreclosure #: 11-582
The Grantor: M&R High Aspen 5, LLC
Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN
Street Address: 2 Mesa Circle, Glenwood Springs, CO 81601
Current Beneficiary Name: Vectra Bank Colorado, N.A.
First Publication: 01/05/2012
Last Publication: 02/02/2012
Publication Newspaper: Rifle Citizen Telegram
Lender's Bid Amount: \$495,000.00
Deficiency: \$192,381.29
Total Indebtedness: \$687,381.29

Foreclosure #: 11-585
The Grantor: Patrick K. Shanahan and Valerie M. Shanahan
Legal Description: ALL THE REAL PROPERTY SITUATE, LYING, AND BEING IN THE COUNTY OF
GARFIELD AND STATE OF COLORADO. LOT 10, BLOCK A SHETLAND ACRES
SUBDIVISION, IN THE CITY OF RIFLE, ACCORDING TO THE PLAT THEREOF
RECORDED JULY 28, 1995 AS RECEPTION NO 481225
COMMONLY KNOWN AS 279 W 28th Ct, Rifle CO
BEING THE SAME PREMISES AS CONVEYED IN DEED FROM SCOTT W
BRYNILDSON AND LINDA S BRYNILDSON RECORDED 06/30/1997 IN DOCUMENT
NUMBER 210228, BOOK 1023, PAGE 979 IN SAID COUNTY AND STATE.
Street Address: 279 W. 28th, Rifle, CO 81650
Current Beneficiary Name: U.S. Bank NA ND.
First Publication: 01/05/2012
Last Publication: 02/02/2012
Publication Newspaper: Rifle Citizen Telegram
Lender's Bid Amount: \$170,000.00
Deficiency: \$105,011.05
Total Indebtedness: \$275,011.05

Foreclosure #: 11-587

The Grantor: Steven Smith and Vanessa Smith

Legal Description: LOT 24, BLOCK 2, SOUTH PARK SUBDIVISION, CITY OF GLENWOOD SPRINGS,
COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 1733 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: 01/05/2012

Last Publication: 02/02/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$385,802.09

Deficiency: \$2,230.40

Total Indebtedness: \$388,032.49

Total Foreclosures: 13