

Garfield County Pre Sale Foreclosure List

3/26/2012

1:54:09PM

Sale Date: March 28, 2012

Foreclosure #: 10-592

The Grantor: Christopher C. Lewis and Katherine Claire Lewis

Legal Description: LOTS 11 AND 12 LESS THE WEST 2.5 FEET OF LOT 12, BLOCK 4, CLARKSON AND MUNRO ADDITION TO THE TOWN (NOW CITY) OF RIFLE, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 301 East 2nd Street, Rifle, CO 81650

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 02/10/2011

Last Publication: 03/10/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$280,180.08

Deficiency: \$0.00

Total Indebtedness: \$280,180.08

Foreclosure #: 11-063

The Grantor: Rhonda Hunter

Legal Description: LOT 17 BLOCK 5 AMENDED PLAT OF LOTS 16 AND 17, BLOCK 5, UNIT ONE OF THE ELK CREEK DEVELOPMENT, ACCORDING TO THE PLAT RECORDED JUNE 9, 1998 AS RECEPTION NO. 526502. COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 76 Comanchero Trail, New Castle, CO 81647

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 04/07/2011

Last Publication: 05/05/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$114,158.68

Deficiency: \$42,001.92

Total Indebtedness: \$156,160.60

Foreclosure #: 11-231

The Grantor: Isabel O Jimenez and Adela B Jimenez

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 756 E 17th St, Rifle, CO 81650

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

First Publication: 07/28/2011

Last Publication: 08/11/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$340,872.57

Deficiency: \$0.00

Total Indebtedness: \$340,872.57

Foreclosure #: 11-498

The Grantor: Colorado-Main Development, LLC

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: Main Street, Carbondale, CO 81623

Current Beneficiary Name: First-Citizens Bank & Trust Company

First Publication: 12/08/2011

Last Publication: 01/05/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$2,071,099.00

Deficiency: \$5,639,337.49

Total Indebtedness: \$7,710,436.49

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: \$162,182.93

Total Indebtedness: \$357,482.93

Foreclosure #: 11-598

The Grantor: John D. Lindsey

Legal Description: LOT 11, BLOCK 1, WESTGLEN INDUSTRIAL PARK, ACCORDING TO THE PLAT RECORDED MAY 30, 1979 AS RECEPTION NO. 294551, COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: Vacant Land, Glenwood Springs, CO 81601

Current Beneficiary Name: ANB Bank

First Publication: 01/12/2012

Last Publication: 02/09/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$79,050.00

Deficiency: \$354,317.77

Total Indebtedness: \$433,367.77

Foreclosure #: 11-639

The Grantor: Jessica Mason Peterson

Legal Description: LOT 26 SUNLIGHT VIEW II SUBDIVISION ACCORDING TO THE PLAT RECORDED SEPTEMBER 12, 2001 AS RECEPTION NO. 588199. COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: tbd, Glenwood Spings, CO 81601

Current Beneficiary Name: Dennis Fox and Stella Fox

First Publication: 02/02/2012

Last Publication: 03/01/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$80,000.00

Deficiency: \$99,487.99

Total Indebtedness: \$179,487.99

Foreclosure #: 11-640

The Grantor: James K. Fitts

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

Street Address: 0008 County Road 332, Rifle, CO 81650

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 2006-27CB, Mortgage Pass-Through Certificates, Series 2006-27CB

First Publication: 02/02/2012

Last Publication: 03/01/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$81,000.00

Deficiency: \$50,591.73

Total Indebtedness: \$131,591.73

Foreclosure #: 11-647

The Grantor: Corey Baker and Valarie Loudan

Legal Description: LOT 1 BLOCK 1 AMENDED PLAT OF SHADOW RIDGE PLANNED UNIT DEVELOPMENT IN THE CITY OF RIFLE THE PLAT OF WHICH IS RECORDED AS DOCUMENT NO. 309194

Street Address: 627 Fairway Ave, Rifle, CO 81650

Current Beneficiary Name: Colorado Housing And Finance Authority

First Publication: 02/02/2012

Last Publication: 03/01/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$155,241.44

Deficiency: \$0.00

Total Indebtedness: \$155,241.44

Foreclosure #: 11-650

The Grantor: Newlin C. Herndon, Jr. and Heidi M. Herndon

Legal Description: UNIT D2 THE PEAKS AT ASPEN GLEN TOWNHOMES, FILING NO. 1 ACCORDING TO THE FINAL PLAT OF THE PEAKS AT ASPEN GLEN TOWNHOMES, FILING NO. 1 RECORDED DECEMBER 17, 1998 AS RECEPTION NO. 537419, AND AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE PEAKS AT ASPEN GLEN RECORDED MAY 01, 1998 IN BOOK 1065 AT PAGE 806. COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 70 Golden Bear Drive, Carbondale, CO 81623

Current Beneficiary Name: Aurora Bank FSB

First Publication: 02/02/2012

Last Publication: 03/01/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$502,962.75

Deficiency: \$0.00

Total Indebtedness: \$502,962.75

Total Foreclosures: 10