

# Garfield County Pre Sale Foreclosure List

7/16/2012

12:02:11PM

Sale Date: July 18, 2012

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Foreclosure #: 10-425

The Grantor: Richard W Villotti

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 2816 Howard Ave, Rifle, CO 81650

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

First Publication: 11/25/2010

Last Publication: 12/23/2010

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$223,788.00

Deficiency: \$2,323.72

Total Indebtedness: \$226,111.72

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Foreclosure #: 11-303

The Grantor: Joshua A. Brashears and Cara M. Brashears

Legal Description: All the real property together with improvements, if any, situate, lying and being in the County of Garfield and state of Colorado, described as follows:

Lot 3, Block 9

Monument Creek Village, Section One

The Plat of which is recorded as Document No. 318004.

\*DEED OF TRUST ERRONEOUSLY RECORDED ON JULY 19, 2006 IN PARK COUNTY AT RECEPTION NO. 629731

Street Address: 601 Ponderosa Circle, Parachute, CO 81635

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: 05/24/2012

Last Publication: 06/21/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$198,704.38

Deficiency: \$1,382.74

Total Indebtedness: \$200,087.12

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Foreclosure #: 11-368

The Grantor: Leigh Alan Letson

Legal Description: LOT 205 IRONBRIDGE PLANNED UNIT DEVELOPMENT PHASE II, FILINGS 1, 2 AND 3 ACCORDING TO THE PLAT RECORDED JULY 19, 2006 UNDER RECEPTION NO. 702420 COUNTY OF GARFIELD STATE OF COLORADO

Street Address: 220 Red Bluff Vista, Glenwood Springs, CO 81601

Current Beneficiary Name: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-AR8

First Publication: 09/22/2011

Last Publication: 10/20/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$215,000.00

Deficiency: \$185,299.55

Total Indebtedness: \$400,299.55

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Foreclosure #: 11-441

The Grantor: Walter A. Stowe

Legal Description: LOT 6, RIVER RIDGE PLANNED UNIT DEVELOPMENT ACCORDING TO THE PLAT RECORDED MARCH 3, 1997 AS RECEPTION NO. 505241, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 0192 River Ridge Drive, Glenwood Springs, CO 81601

Current Beneficiary Name: U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANC OF AMERICA FUNDING CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-C

First Publication: 10/20/2011

Last Publication: 11/17/2011

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$702,000.00

Deficiency: \$74,161.20

Total Indebtedness: \$776,161.20

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Foreclosure #: 11-560  
The Grantor: Black Mountain #1, LLP  
Legal Description: Lot 4, Block 4, THE NORTH PASTURE FILING NO. THREE, According to the Plat recorded March 22, 2006 as Reception No. 694491, County of Garfield, State of Colorado  
Street Address: , Rifle, CO 81650  
Current Beneficiary Name: NBH Bank, N.A.  
First Publication: 12/22/2011  
Last Publication: 01/19/2012  
Publication Newspaper: Rifle Citizen Telegram  
Lender's Bid Amount: \$187,060.00  
Deficiency: \$184,694.20  
Total Indebtedness: \$371,754.20

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Foreclosure #: 11-561  
The Grantor: Joel F. Davenport, LLC  
Legal Description: Lot 55, Lakota Canyon Ranch Filing 5, According to the Final Plat thereof recorded October 19, 2006 as Reception No. 709283, County of Garfield, State of Colorado  
Street Address: , New Castle, CO 81647  
Current Beneficiary Name: NBH Bank, N.A.  
First Publication: 12/22/2011  
Last Publication: 01/19/2012  
Publication Newspaper: Rifle Citizen Telegram  
Lender's Bid Amount: \$267,900.00  
Deficiency: \$151,871.47  
Total Indebtedness: \$419,771.47

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Foreclosure #: 12-024

The Grantor: Francis R. Berentis

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 4435 113 County Road, Carbondale, CO 81623

Current Beneficiary Name: Cenlar FSB

First Publication: 03/29/2012

Last Publication: 04/26/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$295,000.00

Deficiency: \$103,157.32

Total Indebtedness: \$398,157.32

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Foreclosure #: 12-051

The Grantor: Allen Minerich

Legal Description: LOT 5 BLOCK 1 ALPINE MEADOWS ACCORDING TO THE PLAT RECORDED APRIL 20, 2001 AS RECEPTION NO. 579640

Street Address: 005 Alpine Court, Parachute, CO 81635

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 04/12/2012

Last Publication: 05/10/2012

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$148,237.19

Deficiency: \$0.00

Total Indebtedness: \$148,237.19

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Foreclosure #: 12-066  
The Grantor: Irma Trevizo Alfredo Trevizo  
Legal Description: Lot 20, Block 1, Pioneer Mesa Planned Unit Development, Filing No. One according to the plat recorded September 22, 2004 as Reception No. 660210  
Street Address: 2484 Pioneer Way, Rifle, CO 81650  
Current Beneficiary Name: Federal Home Loan Mortgage Corporation  
First Publication: 04/19/2012  
Last Publication: 05/17/2012  
Publication Newspaper: Rifle Citizen Telegram  
Lender's Bid Amount: \$225,073.29  
Deficiency: \$0.00  
Total Indebtedness: \$225,073.29

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Foreclosure #: 12-123  
The Grantor: Sudhansu Pati  
Legal Description: UNIT 33 FAIRVIEW HEIGHTS MAJOR SUBDIVISION LOT 1, PHASE 2 TOWNHOMES SEVENTH AMENDED TOWNHOME PLAT AS SHOWN ON THE TOWNHOME PLAT, A RESUBDIVISION OF FAIRVIEW HEIGHTS SUBDIVISION PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY OF JUNE 28, 2005 AS RECEPTION NO. 677002 AND ON THE SEVENTH AMENDED TOWNHOME PLAT RECORDED NOVEMBER 28, 2007 AS RECEPTION NO. 738046. COUNTY OF GARFIELD STATE OF COLORADO  
Street Address: 2469 Pine Lane, Rifle, CO 81650  
Current Beneficiary Name: Onewest Bank, FSB  
First Publication: 05/24/2012  
Last Publication: 06/21/2012  
Publication Newspaper: Rifle Citizen Telegram  
Lender's Bid Amount: \$227,231.50  
Deficiency: \$0.00  
Total Indebtedness: \$227,231.50

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Total Foreclosures: 10