

Garfield County Pre Sale Foreclosure List

9/22/2014

12:12:46PM

Sale Date: September 24, 2014

Foreclosure #: 14-064

The Grantor: Timothy W Simpson and Naida I Simpson

Legal Description: LOT 17, RED APPLE ORCHARDS, ACCORDING TO THE PLAT WHICH IS RECORDED AS DOCUMENT NO. 42180, COUNTY OF GARFIELD, STATE OF COLORADO

Street Address: 4570 County Road 320, Rifle, CO 81635

Current Beneficiary Name: The Bank of New York Mellon Trust Company, N.A.. as trustee on behalf of CWABS Asset-Backed Certificates Trust 2004-5

First Publication: 07/24/2014

Last Publication: 08/21/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$241,440.24

Deficiency: \$155,892.22

Total Indebtedness: \$397,332.46

Foreclosure #: 14-065

The Grantor: Thomas P Young and Suzanne K Young

Legal Description: LOT 5, BLOCK 1, PANORAMA HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS RECTION NO. 229830, CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 2202 Bennett Avenue, Glenwood Springs, CO 81601

Current Beneficiary Name: Capital One, N.A.

First Publication: 07/24/2014

Last Publication: 08/21/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$222,105.22

Deficiency: \$0.00

Total Indebtedness: \$222,105.22

Foreclosure #: 14-068
The Grantor: Justin Anderson

Legal Description: LOT 9 VISTA DEL RIO VILLAGE A SUBDIVISION IN THE TOWN OF PARACHUTE
THE PLAT OF WHICH IS RECORDED AS DOCUMENT NO. 406835

Street Address: 9 St John Cir, Parachute, CO 81635

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 07/31/2014

Last Publication: 08/28/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$38,700.00

Deficiency: \$112,270.69

Total Indebtedness: \$150,970.69

Foreclosure #: 14-069
The Grantor: Ivan Martin Mendoza Gonzalez

Legal Description: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH
FULLY SET FORTH.

Street Address: 675 Park Ave, Rifle, CO 81650

Current Beneficiary Name: Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and
Existing Under The Laws of The United States of America

First Publication: 07/31/2014

Last Publication: 08/28/2014

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$117,180.64

Deficiency: \$30,192.60

Total Indebtedness: \$147,373.24

Total Foreclosures: 4