

Weld County Pre Sale Foreclosure List

4/9/2012

1:54:32PM

Sale Date: April 11, 2012

Foreclosure #: 10-1079
The Grantor: John A Peden and Ruth A Peden
Legal Description: LOT 4, BLOCK 6, CENTENNIAL FARMS SUBDIVISION, TOWN OF MILLIKEN,
COUNTY OF WELD, STATE OF COLORADO.
Street Address: 1343 South Harvester Drive, Milliken, CO 80543
Current Beneficiary Name: Vertical U. S. Recovery Fund, LLC
First Publication: 02/17/2012
Last Publication: 03/16/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$124,925.00
Deficiency: \$25,351.02
Total Indebtedness: \$150,276.02

Foreclosure #: 10-1835
The Grantor: Joseph A. Martinez and Jacqueline M. Martinez
Legal Description: LOTS 11, 12, 13 AND 14, BLOCK A, REYNOLDS ADDITION TO FORT LUPTON,
COUNTY OF WELD, STATE OF COLORADO
Street Address: 147 South Denver Avenue, Fort Lupton, CO 80621
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: 11/25/2010
Last Publication: 12/23/2010
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$229,328.83
Deficiency: \$1,142.18
Total Indebtedness: \$230,471.01

Foreclosure #: 11-0152
The Grantor: Kimberly Seres
Legal Description: LOT 67, BLOCK1, PLAT AMENDMENT, IDAHO CREEK SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.
Street Address: 10450 Lower Ridge Road, Longmont, CO 80504
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: 04/07/2011
Last Publication: 05/05/2011
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$125,644.86
Deficiency: \$27,421.38
Total Indebtedness: \$153,066.24

Foreclosure #: 11-0217
The Grantor: Best Buy Homes Colorado, Inc., A Colorado Corporation
Legal Description: TRACT B, MOUNTAIN SHADOWS SUBDIVISION FILING NO. 1, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
Street Address: Vacant Land, Firestone, CO 80520
Current Beneficiary Name: Bank Midwest, N.A.
First Publication: 04/22/2011
Last Publication: 05/20/2011
Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$366,228.51
Deficiency: \$1,137,982.84
Total Indebtedness: \$1,504,211.35

Foreclosure #: 11-1334

The Grantor: Delia Juarez

Legal Description: LOT 3, BLOCK 1, FIRST ADDITION TO HILLSIDE, AN ADDITION TO THE CITY OF GREELEY, WELD COUNTY, COLORADO.

Street Address: 1914 27th Street, Greeley, CO 80631

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 12/09/2011

Last Publication: 01/06/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$168,500.11

Deficiency: \$0.00

Total Indebtedness: \$168,500.11

Foreclosure #: 11-1431

The Grantor: Ruben R. Rodriguez and Estella Rodriguez

Legal Description: Lot 3, GURA 1st Minor Subdivision, City of Greeley, County of Weld, State of Colorado

Street Address: 1008 3rd Street, Greeley, CO 80631

Current Beneficiary Name: Greeley Urban Renewal Authority

First Publication: 12/30/2011

Last Publication: 01/27/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$144,551.73

Deficiency: \$0.00

Total Indebtedness: \$144,551.73

Foreclosure #: 11-1477
The Grantor: Roger Stephenson and Joan Stephenson
Legal Description: See Exhibit A attached and incorporated herein

Street Address: , ,

Current Beneficiary Name: 2010-1 RADC/CADC Venture LLC

First Publication: 01/06/2012

Last Publication: 02/03/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$195,000.00

Deficiency: \$261,307.35

Total Indebtedness: \$456,307.35

Foreclosure #: 11-1531

The Grantor: Ricardo Morganti

Legal Description: LOT 51, BLOCK 1, SPACIOUS LIVING FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 151 Poplar Street, Lochbuie, CO 80603

Current Beneficiary Name: BANK OF AMERICA, NATIONAL ASSOCIATION., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

First Publication: 01/20/2012

Last Publication: 02/17/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$99,000.00

Deficiency: \$67,246.85

Total Indebtedness: \$166,246.85

Foreclosure #: 11-1546
The Grantor: Michael R Ikenouye & Jennifer A Ikenouye
Legal Description: LOT 1, BLOCK 25, WATER VALLEY SOUTH SUBDIVISION, TOWN OF WINDSOR,
COUNTY OF WELD, STATE OF COLORADO.
Street Address: 2013 Vineyard Dr, Windsor, CO 80550-3525
Current Beneficiary Name: BANK OF AMERICA, NATIONAL ASSOCIATION., SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS
SERVICING, LP
First Publication: 01/20/2012
Last Publication: 02/17/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$444,356.93
Deficiency: \$0.00
Total Indebtedness: \$444,356.93

Foreclosure #: 11-1652
The Grantor: THOMAS E WHITCHURCH AND MELISSA L WHITCHURCH
Legal Description: LOT 9, BLOCK 29, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF
COLORADO.
Street Address: 846 WILLOW DR, LOCHBUIE, CO 80603
Current Beneficiary Name: THE BANK OF NEW YORK MELLONS FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE
LOAN TRUST 2006-35CB, MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-35CB
First Publication: 02/10/2012
Last Publication: 03/09/2012
Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$96,705.00
Deficiency: \$22,912.27
Total Indebtedness: \$119,617.27

Foreclosure #: 11-1675

The Grantor: Gerald D Hettinger

Legal Description: LOT6, BLOCK 5, RIVERBEND SUBDIVISION SECOND REPLAT, IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 310 Trailwood Drive, Windsor, CO 80550

Current Beneficiary Name: Bank of America National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trusts 2006-6AR

First Publication: 02/17/2012

Last Publication: 03/16/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$165,844.13

Deficiency: \$0.00

Total Indebtedness: \$165,844.13

Foreclosure #: 11-1678

The Grantor: Shawn Becker and Tonja Becker

Legal Description: LOT 1, BLOCK 3, NORTH POINT SUBDIVISION FILING NO. 2, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 3009 Spring Cove Drive, Evans, CO 80620

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 02/17/2012

Last Publication: 03/16/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$178,821.15

Deficiency: \$0.00

Total Indebtedness: \$178,821.15

Foreclosure: #: 11-1680

The Grantor: Michael Murray

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

Street Address: 3639 West 29th Street #2, Greeley, CO 80634

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

First Publication: 02/17/2012

Last Publication: 03/16/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$84,405.00

Deficiency: \$68,018.99

Total Indebtedness: \$152,423.99

Foreclosure: #: 11-1681

The Grantor: Michael Darrah and Gayla J Darrah

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

Street Address: 3656 North Stagecoach Rd # 518, Longmont, CO 80504

Current Beneficiary Name: Liberty Savings Bank, FSB

First Publication: 02/17/2012

Last Publication: 03/16/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$49,792.22

Deficiency: \$0.00

Total Indebtedness: \$49,792.22

Foreclosure #: 11-1683
The Grantor: KEITH C ZULIAN* AND DANNY R ZULIAN* AND PATRICIA G ZULIAN*
Legal Description: LOT 6, BLOCK 6, NORTH POINT SUBDIVISION FILING NO. 2, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

*LOREN WAGGONER AND DEANIE WAGGONER ASSUMED THE LOAN FROM KEITH C ZULIAN AND DANNY R ZULIAN AND PATRICIA G ZULIAN BY LOAN ASSUMPTION AND ASSIGNMENT OF ESCROW AGREEMENT RECORDED 04/16/08 AT RECEPTION NO. 3548023

Street Address: 3402 SHELTERED HARBOR DR, EVANS, CO 80620

Current Beneficiary Name: PNC BANK, NATIONAL ASSOCIATION

First Publication: 02/17/2012

Last Publication: 03/16/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$153,750.26

Deficiency: \$0.00

Total Indebtedness: \$153,750.26

Foreclosure #: 11-1684
The Grantor: JULIE LYNETTE SMITH AND TIMOTHY JAMES SMITH
Legal Description: LOT 11, BLOCK 2, RIVERTRAILS, A SUBDIVISION OF THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

**AND MODIFIED BY LOAN MODIFICATION AGREEMENT DATED 08-13-2008.

Street Address: 1035 RAINDANCE CIRCLE, WINDSOR, CO 80550

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1

First Publication: 02/17/2012

Last Publication: 03/16/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$349,972.08

Deficiency: \$1,640.80

Total Indebtedness: \$351,612.88

Foreclosure #: 11-1686
The Grantor: JAMES T BLOTTIAUX AND LINDA L BLOTTIAUX
Legal Description: LOT 147, MARGIL FARMS SECOND FILING, TOWN OF MEAD, COUNTY OF WELD,
STATE OF COLORADO.
Street Address: 3535 HOMESTEAD DRIVE, MEAD, CO 80542
Current Beneficiary Name: HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-RM2 ASSET
BACKED PASS-THROUGH CERTIFICATES
First Publication: 02/17/2012
Last Publication: 03/16/2012
Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$219,889.04
Deficiency: \$0.00
Total Indebtedness: \$219,889.04

Foreclosure #: 11-1687
The Grantor: John R Adams
Legal Description: LOT 2, TWOMBLY RANCH SUBDIVISION, COUNTY OF WELD, STATE OF
COLORADO.
Street Address: 4740 Weld County Road 49, Hudson, CO 80642
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: 02/17/2012
Last Publication: 03/16/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$204,545.52
Deficiency: \$1,979.66
Total Indebtedness: \$206,525.18

Foreclosure #: 11-1689

The Grantor: Delta M. Fleming

Legal Description: LOT 28, BLOCK 1, GLENS OF DACONO UNIT NO. 3 COUNTY OF WELD, STATE OF COLORADO

Street Address: 1054 Macdavidson Circle, Dacono, CO 80514

Current Beneficiary Name: U.S. Bank National Association as Trustee, successor in interest to Bank of America, National Association as successor by merger to LaSalle Bank NA as trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE2 Trust

First Publication: 02/17/2012

Last Publication: 03/16/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$51,726.60

Deficiency: \$124,188.19

Total Indebtedness: \$175,914.79

Foreclosure #: 11-1695

The Grantor: Melinda L. Short

Legal Description: LOT 8, BLOCK 8, ARISTOCRAT RANCHETTES, INC., SUBDIVISION, A SUBDIVISION OF WELD COUNTY, STATE OF COLORADO, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 7847 Richard Avenue, Fort Lupton, CO 80621

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: 02/17/2012

Last Publication: 03/16/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$108,982.63

Deficiency: \$2,127.86

Total Indebtedness: \$111,110.49

Foreclosure: #: 11-1697

The Grantor: Richard Preshaw

Legal Description: Lot A, Recorded Exemption No. 0961-27-11RE 760, according to plat recorded August 13, 1985 at Reception No. 2020613 in Book 1080, being located in the South Half of the Northeast Quarter of Section 27, Township 5 North, Range 65 West of the 6th P.M., County of Weld, State of Colorado

Street Address: 25537 Weld County Road 45, Greeley, CO 80631

Current Beneficiary Name: John L. Alles and Lorraine P. Alles

First Publication: 02/17/2012

Last Publication: 03/16/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$148,942.80

Deficiency: \$0.00

Total Indebtedness: \$148,942.80

Foreclosure: #: 11-1698

The Grantor: Cheryl A Schorovsky and Doris M Ziemba

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

Street Address: 3364 Longview, Longmont, CO 80504

Current Beneficiary Name: First Bank

First Publication: 02/17/2012

Last Publication: 03/16/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$30,000.00

Deficiency: \$19,940.63

Total Indebtedness: \$49,940.63

Foreclosure #: 11-1699

The Grantor: Paul A. Jaeger April D. Jaeger

Legal Description: Lot 12, Knaus Subdivision Second Filing, County of Weld, State of Colorado.

Street Address: 1114 72nd Avenue, Greeley, CO 80634

Current Beneficiary Name: Aurora Bank FSB

First Publication: 02/17/2012

Last Publication: 03/16/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$211,000.00

Deficiency: \$16,057.04

Total Indebtedness: \$227,057.04

Total Foreclosures: 23