

# Weld County Pre Sale Foreclosure List

11/9/2012

4:14:12PM

Sale Date: November 14, 2012

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Foreclosure #: 11-0017

The Grantor: Serena Scovell

Legal Description: LOT A OF RECORDED EXEMPTION NO. 1061-21-3-RE1927 RECORDED IN BOOK 1579 AS RECEPTION NO. 2523025, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

Street Address: 2231 Weld County Road 42, Berthoud, CO 80513

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR9, Mortgage Pass-Through Certificates, Series 2006-AR9 under the Pooling and Servicing Agreement dated April 1, 2006

First Publication: 05/04/2012

Last Publication: 06/01/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$708,729.82

Deficiency: \$155,368.21

Total Indebtedness: \$864,098.03

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Foreclosure #: 11-1421

The Grantor: Raymond R Martinez-Luera and Lisa Luera

Legal Description: THE NORTH 50 FEET OF LOTS 1 AND 2, BLOCK 6, CALLAHAN HEIGHTS ADDITION, TO THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1000 Charlotte St, Johnstown, CO 80534

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 12/30/2011

Last Publication: 01/27/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$124,270.00

Deficiency: \$61,334.33

Total Indebtedness: \$185,604.33

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Foreclosure: #: 11-1470

The Grantor: Michael D. Sorensen and Tamara K. Sorensen

Legal Description: LOT A, RECORDED EXEMPTION NO. 1311-23-2-RE 2582, RECORDED JANUARY 13, 2000 AT RECEPTION NO. 2744183, BEING A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

Street Address: 10126 Weld County Road 20, Fort Lupton, CO 80621

Current Beneficiary Name: Flagstar Bank, FSB

First Publication: 01/06/2012

Last Publication: 02/03/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$273,908.15

Deficiency: \$0.00

Total Indebtedness: \$273,908.15

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Foreclosure: #: 11-1473

The Grantor: Robert L Nightwalker

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

Street Address: 444 E Cave Ave, Pierce, CO 80650

Current Beneficiary Name: JPMorgan Chase Bank, N.A. S/B/M to Bank One N.A.

First Publication: 09/07/2012

Last Publication: 10/05/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$38,316.64

Deficiency: \$74,913.11

Total Indebtedness: \$113,229.75

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Foreclosure #: 11-1474

The Grantor: Gary Pias and Lisel Pias

Legal Description: LOT 6, LAKE HOLLOW ESTATES, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 103 Cattail Court, Mead, CO 80542

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for the Certificateholders of The GreenPoint Mortgage Funding Trust 2005-HY1, Asset-Backed Certificates, Series 2005-HY1

First Publication: 01/06/2012

Last Publication: 02/03/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$480,000.00

Deficiency: \$39,109.20

Total Indebtedness: \$519,109.20

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Foreclosure #: 12-0141

The Grantor: M. Kirk Harrison and Ruth A. Harrison

Legal Description: LOT 34, BLOCK 4, FRANK FARM SUBDIVISION, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 121 West Ilex Court, Milliken, CO 80543

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: 04/13/2012

Last Publication: 05/11/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$154,260.51

Deficiency: \$2,201.06

Total Indebtedness: \$156,461.57

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Foreclosure #: 12-0276  
The Grantor: Michael E Bendfelt, Anita C. Bendfelt  
Legal Description: Lot 13, Block 8, Booth Farms, Second Filing, Town of Firestone, County of Weld, State of Colorado  
Street Address: 5797 Scenic Avenue, Firestone Co, CO 80504  
Current Beneficiary Name: M&T Bank  
First Publication: 05/04/2012  
Last Publication: 06/01/2012  
Publication Newspaper: Greeley Tribune  
Lender's Bid Amount: \$308,460.36  
Deficiency: \$0.00  
Total Indebtedness: \$308,460.36

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Foreclosure #: 12-0277  
The Grantor: Ed Logan  
Legal Description: SEE EXHIBIT A ATTACHED  
Street Address: 3021 11th Ave Unit 8, Evans, CO 80620  
Current Beneficiary Name: JPMorgan Chase Bank, National Association  
First Publication: 05/04/2012  
Last Publication: 06/01/2012  
Publication Newspaper: Greeley Tribune  
Lender's Bid Amount: \$52,500.00  
Deficiency: \$25,197.33  
Total Indebtedness: \$77,697.33

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Foreclosure #: 12-0294  
The Grantor: Vincent M Corland  
Legal Description: LOT 1, BLOCK 1 MOUNTAIN VISTA - FILING 3 CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
Street Address: 1901 79th Ave, Greeley, CO 80634  
Current Beneficiary Name: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6  
First Publication: 05/04/2012  
Last Publication: 06/01/2012  
Publication Newspaper: Windsor Beacon  
Lender's Bid Amount: \$281,250.00  
Deficiency: \$73,270.38  
Total Indebtedness: \$354,520.38

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Foreclosure #: 12-0367  
The Grantor: Christopher T Derozier and Eliza Derozier  
Legal Description: LOT 4, BLOCK 10, MOUNTVIEW SUBDIVISION OF THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.  
Street Address: 1112 Applewood Ave, 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: 05/25/2012  
Last Publication: 06/22/2012  
Publication Newspaper: Windsor Beacon  
Lender's Bid Amount: \$163,462.29  
Deficiency: \$2,820.66  
Total Indebtedness: \$166,282.95

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Foreclosure #: 12-0405

The Grantor: WILLIAM L OLIVER AND KAREN K OLIVER

Legal Description: THE E1/2 OF THE NE1/4 OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

Street Address: 49925 COUNTY ROAD 75, BRIGGS DALE, CO 80611-9402

Current Beneficiary Name: BANK OF AMERICA, N.A.

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$295,051.17

Deficiency: \$1,962.43

Total Indebtedness: \$297,013.60

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Foreclosure #: 12-0432

The Grantor: Amanda R. Gilmore

Legal Description: SEE EXHIBIT A ATTACHED

Street Address: 1425 Blue Sky Circle #15-304, Erie, CO 80516

Current Beneficiary Name: JPMorgan Chase Bank, N.A.

First Publication: 06/15/2012

Last Publication: 07/13/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$228,200.18

Deficiency: \$0.00

Total Indebtedness: \$228,200.18

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Foreclosure: #: 12-0725  
The Grantor: FREDDIE J KORGAN AND LORENE J KORGAN

Legal Description: LOTS 34 AND 35, BLOCK 21, TOWN OF GILCREST, COUNTY OF WELD, STATE OF COLORADO.

\*\*THE PROPERTY ADDRESS ON THE DEED OF TRUST WAS CORRECTED BY A SCRIVENER'S AFFIDAVIT RECORDED ON 5-21-12 AT RECEPTION NO. 3847458 IN THE RECORDS OF WELD COUNTY.

Street Address: 206 8TH STREET, GILCREST, CO 80623

Current Beneficiary Name: BANK OF AMERICA, N.A.

First Publication: 08/17/2012

Last Publication: 09/14/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$133,916.58

Deficiency: \$1,930.96

Total Indebtedness: \$135,847.54

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Foreclosure: #: 12-0812

The Grantor: Matthew B Tucker

Legal Description: LOTS 9, 10 AND 11, BLOCK 13, TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 75 West Gandy Avenue, Keenesburg, CO 80643

Current Beneficiary Name: Bank of America, N.A.

First Publication: 08/24/2012

Last Publication: 09/21/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$156,344.30

Deficiency: \$0.00

Total Indebtedness: \$156,344.30

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Foreclosure #: 12-0885  
The Grantor: D. Scott Loptien, and Debra G. Loptien  
Legal Description: LOT 7, BLOCK 4, ST, VRAIN RANCH SUBDIVISION, FILING II, TOWN OF  
FIRESTONE, COUNTY OF WELD, STATE OF COLORADO  
Street Address: 6662 Sage Ave, Firestone, CO 80504  
Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR HARBORVIEW  
TRUST 2003-3 TRUST FUND  
First Publication: 09/07/2012  
Last Publication: 10/05/2012  
Publication Newspaper: Windsor Beacon  
Lender's Bid Amount: \$229,455.00  
Deficiency: \$31,592.04  
Total Indebtedness: \$261,047.04

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Foreclosure #: 12-0916  
The Grantor: JASON A KRAFT  
Legal Description: LOT 4, BLOCK 6, TIMBER RIDGE PUD 1ST FILING, A SUBDIVISION OF THE TOWN  
OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO.

\*\*AND MODIFIED BY LOAN MODIFICATION AGREEMENT DATED 03/19/10.

Street Address: 719 BRISTLE CONE DR, WINDSOR, CO 80550

Current Beneficiary Name: PNC Bank, National Association  
First Publication: 09/14/2012  
Last Publication: 10/12/2012  
Publication Newspaper: Greeley Tribune  
Lender's Bid Amount: \$237,019.01  
Deficiency: \$0.00  
Total Indebtedness: \$237,019.01

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Foreclosure #: 12-0936

The Grantor: Morganti Modular Homes, Inc.

Legal Description: LOT 77, GLENS OF DACONO, UNIT NO. 1, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 821 Glen Bar, Dacono, CO 80514

Current Beneficiary Name: Springleaf Financial Services, Inc., f/k/a American General Financial Services, Inc., d/b/a American General Financial Services (DE), Inc.

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$39,400.00

Deficiency: \$45,325.25

Total Indebtedness: \$84,725.25

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Foreclosure #: 12-0939

The Grantor: JAVIER PEREZ AND ALFREDO RANGEL

Legal Description: LOT 21, BLOCK 30, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 849 WILLOW DR, LOCHBUIE, CO 80603-7743

Current Beneficiary Name: BANK OF AMERICA, N.A.

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$137,200.00

Deficiency: \$87,585.81

Total Indebtedness: \$224,785.81

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Foreclosure: #: 12-0940

The Grantor: Linda K. Johnson

Legal Description: LOT 9, BLOCK 1, GATEWAY ESTATES FILING NO.1, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Street Address: 2899 43rd Avenue, Greeley, CO 80634

Current Beneficiary Name: One West Bank, FSB

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$156,000.00

Deficiency: \$118,875.64

Total Indebtedness: \$274,875.64

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Foreclosure: #: 12-0941

The Grantor: Manuel E. Trujillo

Legal Description: LOT 25, BLOCK 10, FORTH ADDITION TO WILSHIRE, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 2935 West 12th Street Road, Greeley, CO 80634

Current Beneficiary Name: Cenlar FSB

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$104,000.00

Deficiency: \$53,884.14

Total Indebtedness: \$157,884.14

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Foreclosure: #: 12-0943

The Grantor: Bruce E. Hahn

Legal Description: LOT 21, HACKLEY'S SUBDIVISION OF BLOCK 8, FIRST ADDITION TO ARLINGTON PARK, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 2401 10th Avenue Court, Greeley, CO 80631

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$55,189.79

Deficiency: \$0.00

Total Indebtedness: \$55,189.79

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Foreclosure: #: 12-0946

The Grantor: Todd L Fischer and Tracy Fischer

Legal Description: LOT 6, BLOCK 6, FOX RUN SUBDIVISION, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 5422 Lynx St, Frederick, CO 80504

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$180,000.00

Deficiency: \$34,229.03

Total Indebtedness: \$214,229.03

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Foreclosure: #: 12-0949  
The Grantor: John R. Hatcher  
Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 403 Lucca Drive, Evans, CO 80620

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$115,233.11

Deficiency: \$0.00

Total Indebtedness: \$115,233.11

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Foreclosure: #: 12-0950  
The Grantor: ESTEVAN SOLIS

Legal Description: LOT 69, BLOCK 5, GRANDVIEW, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

PROPERTY TAX ID NUMBER: 146719105069

Street Address: 324 MONTGOMERY DRIVE, ERIE, CO 80516

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$164,392.42

Deficiency: \$0.00

Total Indebtedness: \$164,392.42

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Foreclosure: #: 12-0951

The Grantor: George S Harris and Rebeka L Harris

Legal Description: LOT 12, BLOCK 9, WILLOWBROOK SUBDIVISION, CITY OF EVANS, WELD COUNTY, COLORADO, ACCORDING TO INSTRUMENT RECORDED AUGUST 17, 2001 AS RECEPTION NO. 2875802, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 2601 Port St, Evans, CO 80620

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$149,745.72

Deficiency: \$0.00

Total Indebtedness: \$149,745.72

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Foreclosure: #: 12-0952

The Grantor: Ronald P Crowder

Legal Description: LOT 3, BLOCK 3, GOVERNOR'S FARM THIRD FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1005 Canyon Drive, Windsor, CO 80550

Current Beneficiary Name: Bank of America, N.A.

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$148,650.75

Deficiency: \$1,124.26

Total Indebtedness: \$149,775.01

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Foreclosure: #: 12-0953

The Grantor: Kelly S Gibbs and Michael A Gibbs

Legal Description: LOT 22, BLOCK 5, NORTHMOOR ACRES, SECOND FILING, A SUBDIVISION OF WELD COUNTY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 20247 Northmoor Drive, Johnstown, CO 80534

Current Beneficiary Name: MetLife Home Loans, a division of MetLife Bank, N.A.

First Publication: 09/21/2012

Last Publication: 10/19/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$381,205.80

Deficiency: \$0.00

Total Indebtedness: \$381,205.80

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Total Foreclosures: 27