

Weld County Pre Sale Foreclosure List

10/1/2012

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Sale Date: October 03, 2012

Foreclosure #: 11-0788
The Grantor: Luis Nira and Michelle Nira
Legal Description: LOT 19, ELLIOT'S COURT, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.
Street Address: 3629 Elliott Court, Evans, CO 80620
Current Beneficiary Name: Wells Fargo Bank, N.A.
First Publication: 08/18/2011
Last Publication: 09/15/2011
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$106,594.66
Deficiency: \$0.00
Total Indebtedness: \$106,594.66

Foreclosure #: 11-1436
The Grantor: Justin Ulrich
Legal Description: LOT 42, JOHNSTOWN CENTER SECOND ADDITION, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
Street Address: 304 Medinah Avenue, Johnstown, CO 80534
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 National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2004-3
First Publication: 12/30/2011
Last Publication: 01/27/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$204,542.21
Deficiency: \$0.00
Total Indebtedness: \$204,542.21

Foreclosure #: 11-1451
The Grantor: Keith Gesick and Christina Gesick
Legal Description: LOT 10, BLOCK 4, SOUTHMOOR VILLAGE SECOND FILING, COUNTY OF WELD,
STATE OF COLORADO.
Street Address: 1912 31St Street Road, Greeley, CO 80631
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: 12/30/2011
Last Publication: 01/27/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$58,500.00
Deficiency: \$106,762.83
Total Indebtedness: \$165,262.83

Foreclosure #: 11-1479
The Grantor: Aubrey Franks and Cheryl Franks
Legal Description: LOT 5, BLOCK 6, HIGHPLAINS P.U.D., FIRST FILING, COUNTY OF WELD, STATE OF
COLORADO.
Street Address: 501 Prairie Avenue, Lochbuie, CO 80603
Current Beneficiary Name: JPMorgan Chase Bank, National Association
First Publication: 01/06/2012
Last Publication: 02/03/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$130,089.69
Deficiency: \$0.00
Total Indebtedness: \$130,089.69

Foreclosure #: 11-1547
The Grantor: ROBERT SCHMIT AND REBEKAH SCHMIT
Legal Description: LOT 1, BLOCK 1, GOVERNOR'S FARM THIRD FILING, IN THE TOWN OF WINDSOR,
COUNTY OF WELD, STATE OF COLORADO.
Street Address: 617 HEMLOCK DR, WINDSOR, CO 80550-5755
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: 01/20/2012
Last Publication: 02/17/2012
Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$156,000.00
Deficiency: \$10,097.91
Total Indebtedness: \$166,097.91

Foreclosure #: 11-1613
The Grantor: Timothy L. Van Erstvelde
Legal Description: LOT 6, LAMBERT SUBDIVISION, IN THE TOWN OF FORT LUPTON, COUNTY OF
WELD, STATE OF COLORADO
Street Address: 811 McKinley Avenue, Fort Lupton, CO 80621
Current Beneficiary Name: The Bank of New York Mellon FKA The Bank of New York as Trustee for the
Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-6
First Publication: 01/27/2012
Last Publication: 02/24/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$114,750.00
Deficiency: \$116,329.38
Total Indebtedness: \$231,079.38

Foreclosure #: 11-1769
The Grantor: Denelle S. Rademacher
Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 2855 Blue Sky Circle #3-308, Erie, CO 80516

Current Beneficiary Name: Federal National Mortgage Association

First Publication: 03/02/2012

Last Publication: 03/30/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$152,794.74

Deficiency: \$0.00

Total Indebtedness: \$152,794.74

Foreclosure #: 12-0057
The Grantor: Gabriella Madonado-Rennaker and Eric E. Rennaker

Legal Description: LOT 177, JOHNSTOWN CENTER FOURTH ADDITION TO THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

Street Address: 326 Riviera Lane, Johnstown, CO 80534

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 03/23/2012

Last Publication: 04/20/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$206,996.43

Deficiency: \$0.00

Total Indebtedness: \$206,996.43

Foreclosure #: 12-0208
The Grantor: Wade A. Broeder and Lisa S. Broeder
Legal Description: LOT 1, BLOCK 2, WESTWOOD VILLAGE 2ND FILING, TOWN OF WINDSOR,
COUNTY OF WELD, STATE OF COLORADO.
Street Address: 501 Lakewood Ct, Windsor, CO 80550
Current Beneficiary Name: Wells Fargo Bank, NA
First Publication: 05/04/2012
Last Publication: 06/01/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$265,694.73
Deficiency: \$0.00
Total Indebtedness: \$265,694.73

Foreclosure #: 12-0219
The Grantor: Brian M Garcia and Shelly K Garcia
Legal Description: LOT 10, GARDEN GREENS, TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF
COLORADO.
Street Address: 401 N Garden Court, Platteville, CO 80651
Current Beneficiary Name: Bank of the West
First Publication: 05/04/2012
Last Publication: 06/01/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$199,950.00
Deficiency: \$69,247.94
Total Indebtedness: \$269,197.94

Foreclosure #: 12-0260

The Grantor: Robert D. Murdock and Jill A. Murdock

Legal Description: LOT 2, BLOCK 8, SUNDOWN ESTATES THIRD FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

Street Address: 3205 Belmont, Evans, CO 80620

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 05/04/2012

Last Publication: 06/01/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$132,455.02

Deficiency: \$0.00

Total Indebtedness: \$132,455.02

Foreclosure #: 12-0304

The Grantor: Brooke Delisle-Bettmann and Nathan Bettmann

Legal Description: THE WEST 24 FEET OF LOT 15 AND THE EAST 30 FEET OF LOT 14, BLOCK 3, THIRD ADDITION TO HOUSTON HEIGHTS, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Street Address: 2419 W 7th Street, Greeley, CO 80634

Current Beneficiary Name: Wells Fargo Bank, NA

First Publication: 06/01/2012

Last Publication: 06/29/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$105,851.09

Deficiency: \$0.00

Total Indebtedness: \$105,851.09

Foreclosure #: 12-0388
The Grantor: Ronald Alan Hack and Wendy Hack
Legal Description: LOTS 25 AND 26, BLOCK 3, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.
Street Address: 345 Briggs St, Erie, CO 80516

Current Beneficiary Name: U.S. Bank National Association as successor Trustee to Bank of America, National Association as Trustee, as successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-ThroughCertificates, Series 2004-6

First Publication: 06/01/2012

Last Publication: 06/29/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$288,633.29

Deficiency: \$0.00

Total Indebtedness: \$288,633.29

Foreclosure #: 12-0391
The Grantor: JAMES S ANTILL AND TAMI J ANTILL

Legal Description: LOT 33, BLOCK 6, COALRIDGE ESTATES, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 401 HAWTHORN, FREDERICK, CO 80530

Current Beneficiary Name: PNC BANK, NATIONAL ASSOCIATION

First Publication: 06/01/2012

Last Publication: 06/29/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$180,958.17

Deficiency: \$0.00

Total Indebtedness: \$180,958.17

Foreclosure: #: 12-0495
The Grantor: Kristen A. Loucks and Casey Sherwood
Legal Description: LOT 44, BLOCK 1, PLAT AMENDMENT, IDAHO CREEK SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.
Street Address: 10429 Lower Highland Road, Longmont, CO 80504
Current Beneficiary Name: Bank of America, N.A.
First Publication: 06/29/2012
Last Publication: 07/27/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$225,567.68
Deficiency: \$0.00
Total Indebtedness: \$225,567.68

Foreclosure: #: 12-0646
The Grantor: Edward W Bear
Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE
Street Address: 1520 6th Avenue, Greeley, CO 80631
Current Beneficiary Name: Wells Fargo Bank, N.A.
First Publication: 07/27/2012
Last Publication: 08/24/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$84,743.86
Deficiency: \$0.00
Total Indebtedness: \$84,743.86

Foreclosure: #: 12-0672
The Grantor: Cleda L. Russell
Legal Description: LOT 13, VILLA SERENA, A SUBDIVISION OF THE CITY OF GREELEY WELD,
COUNTY, COLORADO
Street Address: 5232 W 11th St, Greeley, CO 80634
Current Beneficiary Name: Wells Fargo Bank, N.A.
First Publication: 08/03/2012
Last Publication: 08/31/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$132,140.94
Deficiency: \$0.00
Total Indebtedness: \$132,140.94

Foreclosure: #: 12-0681
The Grantor: Robert R Ostrander Jr
Legal Description: LOT 1, BLOCK 6, FIRST ADDITION TO HILLSIDE, CITY OF GREELEY, COUNTY OF
WELD, STATE OF COLORADO.
Street Address: 2651 22nd Ave, Greeley, CO 80631-8243
Current Beneficiary Name: Bank of America, N.A.
First Publication: 08/10/2012
Last Publication: 09/07/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$123,768.41
Deficiency: \$0.00
Total Indebtedness: \$123,768.41

Foreclosure: #: 12-0685
The Grantor: Anthony J Giaimo
Legal Description: LOT 24, BLOCK 6, THE VILLAGE SUBDIVISION FOURTH FILING, COUNTY OF WELD, STATE OF COLORADO
Street Address: 2102 36th St Crt, Evans, CO 80620
Current Beneficiary Name: Wells Fargo Bank, NA
First Publication: 08/10/2012
Last Publication: 09/07/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$116,383.12
Deficiency: \$0.00
Total Indebtedness: \$116,383.12

Foreclosure: #: 12-0687
The Grantor: JAIME CARBAJAL
Legal Description: LOTS 21 AND 22, BLOCK 6, WULFEKUHLEERS ADDITION, TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.
Street Address: 135 5TH ST, FORT LUPTON, CO 80621-2017
Current Beneficiary Name: WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE LMT 2006-9 TRUST
First Publication: 08/10/2012
Last Publication: 09/07/2012
Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$108,000.00
Deficiency: \$71,874.64
Total Indebtedness: \$179,874.64

Foreclosure #: 12-0691
The Grantor: Jose Meza and Magdalena Meza and Reynaldo Meza
Legal Description: LOT 29 AND THE EASTERLY 6 FEET OF LOT 30, BLOCK 8, THIRD ADDITION TO WESTVIEW, COUNTY OF WELD, STATE OF COLORADO.
Street Address: 2404 West 14th Street, Greeley, CO 80634
Current Beneficiary Name: JPMorgan Chase Bank, National Association
First Publication: 08/10/2012
Last Publication: 09/07/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$202,444.51
Deficiency: \$0.00
Total Indebtedness: \$202,444.51

Foreclosure #: 12-0695
The Grantor: Mary L. Horan
Legal Description: LOT 40, EXCEPT THE NORTH 1 FOOT THEREOF, BLOCK 2, THE VILLAGE SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.
Street Address: 3609 Montrose, Evans, CO 80620
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: 08/10/2012
Last Publication: 09/07/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$83,108.30
Deficiency: \$2,113.66
Total Indebtedness: \$85,221.96

Foreclosure: #: 12-0698

The Grantor: Ricardo Palacios

Legal Description: LOT 7, BLOCK 16, WILLOWBROOK SUBDIVISION, CITY OF EVANS,
COUNTY OF WELD, STATE OF COLORADO

Street Address: 2602 Wharf Street, Evans, CO 80620

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 08/10/2012

Last Publication: 09/07/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$147,522.77

Deficiency: \$0.00

Total Indebtedness: \$147,522.77

Foreclosure: #: 12-0700

The Grantor: Joseph F. Dixon and April M. Dixon

Legal Description: LOT 43, BLOCK 5, RIDGE CREST SUBDIVISION FILING NO. 2, COUNTY OF WELD,
STATE OF COLORADO

Street Address: 6447 St. Vrain Ranch Blvd, Firestone, CO 80504

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 08/10/2012

Last Publication: 09/07/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$240,693.35

Deficiency: \$0.00

Total Indebtedness: \$240,693.35

Foreclosure #: 12-0702

The Grantor: Derek J Jordan and Megan R Jordan

Legal Description: LOT 13, BLOCK 3, SUMMIT VIEW SUBDIVISION, FIRST FILING, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 906 Scotch Pine Dr, Severance, CO 80550-2953

Current Beneficiary Name: BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTYRWIDE HOME LOANS SERVICING, LP

First Publication: 08/10/2012

Last Publication: 09/07/2012

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$210,128.49

Deficiency: \$2,966.91

Total Indebtedness: \$213,095.40

Foreclosure #: 12-0706

The Grantor: BRIAN T. BAKER AND LISA R. BAKER

Legal Description: LOT 27, BLOCK 7, WINDSOR WEST, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 580 SYCAMORE DR, WINDSOR, CO 80550

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

First Publication: 08/10/2012

Last Publication: 09/07/2012

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$214,574.50

Deficiency: \$2,074.20

Total Indebtedness: \$216,648.70

Foreclosure #: 12-0708
The Grantor: Anastasia Beebe
Legal Description: LOT 13, BLOCK 5, SHARPE SUBDIVISION FIRST FILING, CITY OF DACONO,
COUNTY OF WELD, STATE OF COLORADO.
Street Address: 630 Elizabeth St Cir, Dacono, CO 80514
Current Beneficiary Name: CitiMortgage, Inc.
First Publication: 08/10/2012
Last Publication: 09/07/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$148,500.00
Deficiency: \$14,772.12
Total Indebtedness: \$163,272.12

Foreclosure #: 12-0711
The Grantor: Alison Goth and Nathan Aldersea
Legal Description: LOT 43, BLOCK 29, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF
COLORADO.
Street Address: 19 Shenandoah Way, Lochbuie, CO 80603-7746
Current Beneficiary Name: Flagstar Bank, FSB
First Publication: 08/10/2012
Last Publication: 09/07/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$161,031.85
Deficiency: \$0.00
Total Indebtedness: \$161,031.85

Foreclosure: #: 12-0712
The Grantor: Joshua A. Morris
Legal Description: LOT 15, BLOCK 1, BALSAM VILLAGE, A SUBDIVISION OF THE CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO.
Street Address: 2038 Buckeye Avenue, Greeley, CO 80631
Current Beneficiary Name: U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition
Trust 2006-NC1, Asset Backed Pass-Through Certificates, Series 2006-NC1
First Publication: 08/10/2012
Last Publication: 09/07/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$96,367.60
Deficiency: \$21,289.92
Total Indebtedness: \$117,657.52

Foreclosure: #: 12-0713
The Grantor: Dale A. Vandel and Bridget A. Vandel
Legal Description: LOT 4, BLOCK 5, RIVERVIEW FARM SUBDIVISION, CITY OF GREELEY, COUNTY
OF WELD, STATE OF COLORADO.
Street Address: 320 E 28th Street Drive, Greeley, CO 80631-1216
Current Beneficiary Name: BANK OF AMERICA, N.A.
First Publication: 08/10/2012
Last Publication: 09/07/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$184,713.72
Deficiency: \$2,885.71
Total Indebtedness: \$187,599.43

Foreclosure #: 12-0714
The Grantor: C & S PLUMBING & HEATING, LLC
Legal Description: SEE ATTACHED EXHIBIT "A".
Street Address: 2970 W. 29TH ST., C-15, GREELEY, CO 80631
Current Beneficiary Name: WELLS FARGO BANK, NATIONAL ASSOCIATION
First Publication: 08/10/2012
Last Publication: 09/07/2012
Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$90,000.00
Deficiency: \$53,653.14
Total Indebtedness: \$143,653.14

Foreclosure #: 12-0715
The Grantor: Alain P Begin and Lynn R Begin
Legal Description: LOT 7, BLOCK 4, WEST RIDGE SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.
Street Address: 5907 W 28th St, Greeley, CO 80634-8900
Current Beneficiary Name: Bank of America, N.A.
First Publication: 08/10/2012
Last Publication: 09/07/2012
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$195,517.36
Deficiency: \$0.00
Total Indebtedness: \$195,517.36

Total Foreclosures: 32