

Garfield County Pre Sale Foreclosure List

4/16/2018

Sale Date: April 18, 2018

Foreclosure #: 17-047

The Grantor: PHILLIP R WILLIAMS AND EUGENIA L WILLIAMS

Legal Description: LOT 6, BLOCK 5, STONERIDGE SUBDIVISION ACCORDING TO THE PLAT
RECORDED AS RECEPTION NO. 481259

Street Address: 443 LODGEPOLE CIRCLE, PARACHUTE, CO 81635

Current Beneficiary Name: LAKEVIEW LOAN SERVICING, LLC

First Publication: 11/02/2017

Last Publication: 11/30/2017

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$ 241,860.00

Deficiency: \$ 73,691.08

Total Indebtedness: \$ 315,551.08

Foreclosure #: 17-069

The Grantor: Lucas J Hubbard

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 168 Broken Yoke Drive, Silt, CO 81652

Current Beneficiary Name: Ditech Financial

First Publication: 02/01/2018

Last Publication: 03/01/2018

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$ 531,570.00

Deficiency: \$ 70,448.92

Total Indebtedness: \$ 602,018.92

Total Foreclosures: 2

LEGAL DESCRIPTION

A tract of land situated in Section 21, Township 6 South, Range 92 West of the 6th P.M. being described as follows:

Beginning at a point whence the Northwest Corner of said Section bears North 70°03'56" West 3647.66 feet;

thence South 73°54'39" East 187.18 feet;

thence South 67°43'17" East 592.66 feet;

thence along the curve to the left having an arc length of 143.06 feet, a radius of 172.25 feet and a central angle of 47°35'12", the chord of which bears North 88°29'07" East, 138.98 feet;

thence South 04°30'26" East 1033.29 feet;

thence South 88°57'47" West 1710.82 feet to the C1/4 Corner of said Section 21;

thence North 29°44'27" East 1536.31 feet; to the POINT OF BEGINNING,

Also Known As:

Tract 8

As shown on the Plat of Tract in Sections 21 and 22, Township 6 South, Range 92 West of the 6th P.M. recorded February 12, 2013 as Reception No. 620715,

County of Garfield, State of Colorado.

Pursuant to Affidavit Re: Scrivener's Error Pursuant to C.R.S. 38-35-109(5) Recorded September 27, 2017 at Reception No. 897773 to correct the legal description of the Deed of Trust.