

Garfield County Pre Sale Foreclosure List

4/23/2018

Sale Date: April 25, 2018

Foreclosure #: 17-049

The Grantor: Stephen Tubbs

Legal Description: LOT 11, BLOCK 14, MONUMENT CREEK VILLAGE SUBDIVISION, SECTION ONE, ACCORDING TO THE PLAT RECORDED AUGUST 11, 1981 AS RECEPTION NO. 318004, COUNTY OF GARFIELD, STATE OF COLORADO.

Street Address: 124 Columbine Lane, Parachute, CO 81635

Current Beneficiary Name: Caliber Home Loans, Inc.

First Publication: 11/09/2017

Last Publication: 12/07/2017

Publication Newspaper: Rifle Citizen Telegram

Lender's Bid Amount: \$ 164,000.00

Deficiency: \$ 9,080.55

Total Indebtedness: \$ 173,080.55

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: \$ 68,783.12

Total Indebtedness: \$ 600,353.12

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 $70^{\circ}03'56''$ West 3647.66 feet;

thence South $73^{\circ}54'39''$ East 187.18 feet;

thence South $67^{\circ}43'17''$ 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 $47^{\circ}35'12''$, the chord of which bears North $88^{\circ}29'07''$ East, 138.98 feet;

thence South $04^{\circ}30'26''$ East 1033.29 feet;

thence South $88^{\circ}57'47''$ West 1710.82 feet to the C1/4 Corner of said Section 21;

thence North $29^{\circ}44'27''$ 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.