

# Notices of Election and Demand Filed in Boulder County

From October 12, 2009 Through October 16, 2009

**Boulder County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports. You should conduct your own due diligence.**

**Foreclosure Number: 08-22036** **Restarted**

**NED Date:** 10/14/2009 **Reception #:** 03035907  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 10/14/2005 **Recording Date:** 10/20/2005 **Reception #:** 2731226  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 307, BLOCK 1, SOUTH POINTE FILING NO. 10, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 501 Pheasant Cir, Lafayette, CO 80026

**Original Note Amt:** \$400,000.00 **LoanType:** CONV **Interest Rate:** 6.25  
**Current Amount:** \$387,700.77 **As Of:** 10/26/2008 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Countrywide Home Loans Servicing, L.P.  
**Current Owner:** Kim Thi Vo and Sam Nhon Nguyen  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage IT, Inc.  
**Grantor (Borrower On Deed of Trust):** Kim Thi Vo and Sam Nhon Nguyen

**Publication:** Times-Call **First Publication Date:** 12/26/2009  
**Last Publication Date:** 01/23/2010

**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC

**Attorney File Number:** 08-19634 **Phone:** (303)865-1400 **Fax:** (303)865-1410

**Foreclosure Number: 09-23276**

**NED Date:** 10/12/2009 **Reception #:** 03035460  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 12/14/2006 **Recording Date:** 12/26/2006 **Reception #:** 2825380  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 3, RAINBOW RIDGE SUBDIVISION, 1ST FILING, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1320 Sapphire Lane, Longmont, CO 80501

**Original Note Amt:** \$406,400.00 **LoanType:** CONV **Interest Rate:** 6.5  
**Current Amount:** \$404,790.46 **As Of:** 10/02/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC Home Loans Servicing, L.P.  
**Current Owner:** Ashok R Bizzul and Anne T Bizzul  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender  
**Grantor (Borrower On Deed of Trust):** Ashok R Bizzul and Anne T Bizzul

**Publication:** Times-Call **First Publication Date:** 12/26/2009  
**Last Publication Date:** 01/23/2010

**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC

**Attorney File Number:** 09-23813 **Phone:** (303)865-1400 **Fax:** (303)865-1410







# Notices of Election and Demand Filed in Boulder County

From October 12, 2009 Through October 16, 2009

**Boulder County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports. You should conduct your own due diligence.**

**Foreclosure Number:** 09-23285

**NED Date:** 10/13/2009      **Reception #:** 03035651  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 05/06/2005      **Recording Date:** 05/13/2005      **Reception #:** 2687972  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 1925 PIPER STREET, SUPERIOR, CO 80027

**Original Note Amt:** \$159,200.00      **Loan Type:** Conventional      **Interest Rate:** 5.25  
**Current Amount:** \$157,498.13      **As Of:** 05/06/2005      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** HSBC MORTGAGE CORPORATION  
**Current Owner:** KAREN WOODALL  
**Grantee (Lender On Deed of Trust):** LEADING EDGE MORTGAGE LLC  
**Grantor (Borrower On Deed of Trust):** KAREN WOODALL

**Publication:** Times-Call      **First Publication Date:** 12/26/2009  
**Last Publication Date:** 01/23/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 6060.00021      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 09-23286

**NED Date:** 10/14/2009      **Reception #:** 03035900  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 12/01/2006      **Recording Date:** 12/08/2006      **Reception #:** 2822873  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** A PORTION OF LOT 90A, LANCELOT PARK FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL ID NUMBER: 157502311007

**Address:** 712 SIR GALAHAD DRIVE, LAFAYETTE, CO 80026

**Original Note Amt:** \$144,000.00      **Loan Type:** Conventional      **Interest Rate:** 6.5  
**Current Amount:** \$134,593.85      **As Of:** 12/01/2006      **Interest Type:** Fixed

**Current Lender (Beneficiary):** ONEWEST BANK, FSB  
**Current Owner:** SAMIR S. SEROUGI AND DAWN L. SEROUGI  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN MORTGAGE NETWORK, INC.  
**Grantor (Borrower On Deed of Trust):** SAMIR S. SEROUGI AND DAWN L. SEROUGI

**Publication:** Times-Call      **First Publication Date:** 12/26/2009  
**Last Publication Date:** 01/23/2010

**Attorney for Beneficiary:** Janeway Law Firm P.C.  
**Attorney File Number:** 9641      **Phone:** (303)706-9990      **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Boulder County

From October 12, 2009 Through October 16, 2009

**Boulder County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports. You should conduct your own due diligence.**

**Foreclosure Number:** 09-23288

**NED Date:** 10/14/2009      **Reception #:** 03035901  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 10/12/2005      **Recording Date:** 10/20/2005      **Reception #:** 2731209  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 27, WHISPERING PINES FIRST ADDITION, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 485 HORSESHOE PLACE, NEDERLAND, CO 80466-9758

**Original Note Amt:** \$340,000.00      **LoanType:** Conventional      **Interest Rate:** 6.00  
**Current Amount:** \$323,694.58      **As Of:** 10/05/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP  
**Current Owner:** LELAND D CONNELL AND DORIS M CONNELL  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICA'S WHOLESALE LENDER  
**Grantor (Borrower On Deed of Trust):** LELAND D CONNELL AND DORIS M CONNELL

**Publication:** Times-Call      **First Publication Date:** 12/26/2009  
**Last Publication Date:** 01/23/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP

**Attorney File Number:** 1269.04214      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 09-23289

**NED Date:** 10/14/2009      **Reception #:** 03035902  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 09/29/2006      **Recording Date:** 10/09/2006      **Reception #:** 2810364  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 60, BLOCK 2, RENAISSANCE SUBDIVISION FILING NO. 3, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 4542 PORTOFINO DR, LONGMONT, CO 80503-4149

**Original Note Amt:** \$247,120.00      **LoanType:** Conventional      **Interest Rate:** 6.25  
**Current Amount:** \$247,107.85      **As Of:** 09/29/2006      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP  
**Current Owner:** CHAD R. SOPER  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR COUNTYWIDE HOME LOANS, INC.  
**Grantor (Borrower On Deed of Trust):** CHAD R. SOPER

**Publication:** Times-Call      **First Publication Date:** 12/26/2009  
**Last Publication Date:** 01/23/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP

**Attorney File Number:** 1269.04233      **Phone:** (303)813-1177      **Fax:** (303)813-1107



# Notices of Election and Demand Filed in Boulder County

From October 12, 2009 Through October 16, 2009

**Boulder County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports. You should conduct your own due diligence.**

**Foreclosure Number:** 09-23293

**NED Date:** 10/15/2009      **Reception #:** 03036033  
**Original Sale Date:** 02/17/2010  
**Deed of Trust Date:** 03/23/2003      **Recording Date:** 04/04/2003      **Reception #:** 2420976  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 40 PALO PARK FILING NO. 4, REPLAT B, COUNTY OF BOULDER, STATE OF COLORADO, ALSO KNOWN AND NUMBERED AS 3810 HAUPTMAN COURT BOULDER, CO 80301

**Address:** 3810 Hauptman Ct, Boulder, CO 80301

**Original Note Amt:** \$185,700.00      **Loan Type:** Conventional      **Interest Rate:** 5.875  
**Current Amount:** \$150,459.57      **As Of:** 10/07/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Chase Home Finance LLC  
**Current Owner:** Allison K Mata  
**Grantee (Lender On Deed of Trust):** Chase Manhattan Mortgage Corporation  
**Grantor (Borrower On Deed of Trust):** Allison K Mata

**Publication:** Times-Call      **First Publication Date:** 01/02/2010  
**Last Publication Date:** 01/30/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP

**Attorney File Number:** 1068.02339      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 09-23294

**NED Date:** 10/14/2009      **Reception #:** 03035905  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 07/25/2005      **Recording Date:** 08/11/2005      **Reception #:** 2712514  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LAND SITUATED IN THE COUNTY OF BOULDER, STATE OF COLORADO IS DESCRIBED AS FOLLOWS:  
LOT 8, BLOCK 3, FOX MEADOWS FILING NO. 1, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 1532 Bluefield Avenue, Longmont, CO 80501

**Original Note Amt:** \$285,000.00      **Loan Type:** CONV      **Interest Rate:** 5.5  
**Current Amount:** \$275,928.57      **As Of:** 10/07/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** The Bank of New York Mellon FKA the Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-46CB Mortgage Pass-Through Certificates, Series 2005-46CB  
**Current Owner:** Robert T. Dembinski and Donna D. Dembinski  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc.  
**Grantor (Borrower On Deed of Trust):** Robert T. Dembinski and Donna D. Dembinski

**Publication:** Times-Call      **First Publication Date:** 12/26/2009  
**Last Publication Date:** 01/23/2010

**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC

**Attorney File Number:** 09-24225      **Phone:** (303)865-1400      **Fax:** (303)865-1410





# Notices of Election and Demand Filed in Boulder County

From October 12, 2009 Through October 16, 2009

**Boulder County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports. You should conduct your own due diligence.**

**Foreclosure Number:** 09-23299

**NED Date:** 10/16/2009

**Reception #:** 03036343

**Original Sale Date:** 02/17/2010

**Deed of Trust Date:** 07/12/2005

**Recording Date:** 08/25/2005

**Reception #:** 2716695

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 17, BLOCK 10, ERIE VILLAGE, THIRD FILING, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1304 Greening Ave, Erie, CO 80516

**Original Note Amt:** \$70,000.00

**Loan Type:** Conventional

**Interest Rate:** 6.25

**Current Amount:** \$32,947.73

**As Of:** 10/08/2009

**Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, N.A.

**Current Owner:** Frances L Costanzi

**Grantee (Lender On Deed of Trust):** JPMorgan Chase Bank, N.A.

**Grantor (Borrower On Deed of Trust):** Frances L Costanzi

**Publication:** Times-Call

**First Publication Date:** 01/02/2010

**Last Publication Date:** 01/30/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP

**Attorney File Number:** 1069.01072

**Phone:** (303)813-1177

**Fax:** (303)813-1107

# Notices of Election and Demand Filed in Boulder County

From October 12, 2009 Through October 16, 2009

**Boulder County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports. You should conduct your own due diligence.**

**Foreclosure Number:** 09-23300

**NED Date:** 10/14/2009

**Reception #:** 03035906

**Original Sale Date:** 02/10/2010

**Deed of Trust Date:** 11/29/2007

**Recording Date:** 11/29/2007

**Reception #:** 2897236

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOTS 1 AND 2, BLOCK 3, CANON PARK SUBDIVISION. PART OF WHICH IS RECORDED IN PLAT BOOK 4 AT PAGE 35.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS APPROXIMATELY 25 FEET IN WIDTH OVER AND ACROSS THE PRESENTLY CONSTRUCTED AND EXISTING ROADWAY BEGINNING AT A POINT ON THE WESTERLY LINE OF COLORADO HIGHWAY 119 AND CROSSING THE GRAHAM PLACER, SURVEY NO. 144 TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1.

COUNTY OF BOULDER,  
STATE OF COLORADO

TOGETHER WITH LOT 3, BLOCK 3 AND .4 ACRES S & E LOTS 1-2-3 BLOCK 3, PART OF THE GRAHAM PLACER,  
CANON PARK,

COUNTY OF BOULDER,  
STATE OF COLORADO.

**Address:** 40519 Boulder Canyon Drive, Boulder, CO 80302

**Original Note Amt:** \$485,000.00

**LoanType:** Conventional

**Interest Rate:** 12.9

**Current Amount:** \$485,000.00

**As Of:** 10/12/2009

**Interest Type:** Fixed

**Current Lender (Beneficiary):**

\*\*\*\*

**Current Owner:**

Joseph L. Sanchez, Jr.

**Grantee (Lender On Deed of Trust):**

Pacific Equity and Capital

**Grantor (Borrower On Deed of Trust)**

Joseph L. Sanchez, Jr.

**Publication:** Times-Call

**First Publication Date:** 12/26/2009

**Last Publication Date:** 01/23/2010

**Attorney for Beneficiary:** Wells, Love & Scoby LLC

**Attorney File Number:** Sanchez

**Phone:** (303)449-4400

**Fax:** (303)449-6227