

Notices of Election and Demand Filed in Boulder County

From October 19, 2009 Through October 23, 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: 09-23308

NED Date: 10/21/2009 **Reception #:** 03037072
Original Sale Date: 02/17/2010
Deed of Trust Date: 05/15/2006 **Recording Date:** 05/17/2006 **Reception #:** 2777211
Re-Recording Date: **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 1212 Collyer St, Longmont, CO 80501

Original Note Amt: \$166,400.00 **LoanType:** Conventional **Interest Rate:** 8
Current Amount: \$170,272.37 **As Of:** 10/13/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2006-AR15, Mortgage Pass-Through Certificates, Series 2006-AR15
Current Owner: Theresa Ann Rogers and Jeffrey M. Rogers
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for IndyMac Bank, F.S.B.
Grantor (Borrower On Deed of Trust) Theresa Ann Rogers and Jeffrey M. Rogers

Publication: Times-Call **First Publication Date:** 01/02/2010
Last Publication Date: 01/30/2010
Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 3500.00735 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 09-23309

NED Date: 10/20/2009 **Reception #:** 03036780
Original Sale Date: 02/17/2010
Deed of Trust Date: 05/12/2004 **Recording Date:** 05/27/2004 **Reception #:** 2591348
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1 BLOCK 1, PARK EAST SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 705 Inca Parkway, Boulder, CO 80303

Original Note Amt: \$262,400.00 **LoanType:** Conventional **Interest Rate:** 5.875
Current Amount: \$243,559.70 **As Of:** 10/13/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): HSBC Bank USA, N.A.
Current Owner: Brian Jauch and Sean Gonyea
Grantee (Lender On Deed of Trust): Megastar Financial Corp.
Grantor (Borrower On Deed of Trust) Brian Jauch and Sean Gonyea

Publication: Times-Call **First Publication Date:** 01/02/2010
Last Publication Date: 01/30/2010
Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 6060.00019 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: 09-23310

NED Date: 10/20/2009 **Reception #:** 03036781
Original Sale Date: 06/02/2010
Deed of Trust Date: 10/21/2005 **Recording Date:** 11/03/2005 **Reception #:** 2735128
Re-Recording Date: **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 145 Apple Ridge Road, Lyons, CO 80540

Original Note Amt: \$490,000.00 **LoanType:** Conventional **Interest Rate:** 6.5
Current Amount: \$489,999.99 **As Of:** 10/13/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company as Trustee for American Home Mortgage Assets Trust
2005-2 Mortgage-Backed Pass-Through Certificates, Series 2005-2
Current Owner: Janet Inez Colberg
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American
Brokers Conduit
Grantor (Borrower On Deed of Trust) Janet Inez Colberg

Publication: Times-Call **First Publication Date:** 04/17/2010
Last Publication Date: 05/15/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 6662.01316 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 09-23311

NED Date: 10/20/2009 **Reception #:** 03036782
Original Sale Date: 02/17/2010
Deed of Trust Date: 05/25/2006 **Recording Date:** 06/05/2006 **Reception #:** 2781111
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, BLOCK 1, MEADOWLARK FILING NO. 1, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 2476 Sunset Drive, Longmont, CO 80501

Original Note Amt: \$160,800.00 **LoanType:** CONV **Interest Rate:** 7.375
Current Amount: \$160,800.00 **As Of:** 10/13/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS7
Current Owner: Jessica L. Silbaugh
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Premier Mortgage Group, LLC
Grantor (Borrower On Deed of Trust) Jessica L. Silbaugh

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

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-24463 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 09-23312

NED Date: 10/20/2009 **Reception #:** 03036783
Original Sale Date: 02/17/2010
Deed of Trust Date: 02/10/2006 **Recording Date:** 02/16/2006 **Reception #:** 2757380
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 4, ROSE HILL ADDITION, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1073 Grant Place, Boulder, CO 80302

Original Note Amt: \$511,000.00 **LoanType:** CONV **Interest Rate:** 1
Current Amount: \$559,182.23 **As Of:** 10/13/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company as Trustee for American Home Mortgage Assets Trust
2006-1 Mortgage-Backed Pass-Through Certificates, Series 2006-1
Current Owner: Gilbert M. Rodriguez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for MegaStar Financial Corp.
Grantor (Borrower On Deed of Trust): Gilbert M. Rodriguez

Publication: Times-Call **First Publication Date:** 01/02/2010
Last Publication Date: 01/30/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-24624 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23313

NED Date: 10/20/2009 **Reception #:** 03036784
Original Sale Date: 02/17/2010
Deed of Trust Date: 04/07/2004 **Recording Date:** 05/03/2004 **Reception #:** 2582510
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 277, FOX HILL THIRD FILING, COUNTY OF BOULDER, STATE OF COLORADO

Address: 839 Hays Circle, Longmont, CO 80501

Original Note Amt: \$363,750.00 **LoanType:** CONV **Interest Rate:** 5.25
Current Amount: \$333,743.47 **As Of:** 10/13/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Trust
2004-2
Current Owner: Jeffery E. Paxton and Rita P. Paxton
Grantee (Lender On Deed of Trust): Americash
Grantor (Borrower On Deed of Trust): Jeffery E. Paxton and Rita P. Paxton

Publication: Times-Call **First Publication Date:** 01/02/2010
Last Publication Date: 01/30/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-24349 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 09-23316

NED Date: 10/21/2009 **Reception #:** 03037075
Original Sale Date: 02/17/2010
Deed of Trust Date: 05/25/2007 **Recording Date:** 06/22/2007 **Reception #:** 2864226
Re-Recording Date **Re-Recorded #:**

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

Address: 8171 Hygiene Road, Longmont, CO 80503

Original Note Amt: \$324,837.00 **LoanType:** VA **Interest Rate:** 6.125
Current Amount: \$315,557.86 **As Of:** 10/14/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.
Current Owner: Paul H. Laurence
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for New Horizons Mortgage Company, LLC
Grantor (Borrower On Deed of Trust) Paul H. Laurence

Publication: Times-Call **First Publication Date:** 01/02/2010
Last Publication Date: 01/30/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-24696 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23317

NED Date: 10/21/2009 **Reception #:** 03037076
Original Sale Date: 02/17/2010
Deed of Trust Date: 07/18/2006 **Recording Date:** 09/25/2006 **Reception #:** 2806931
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, YELLOWSTONE ESTATES SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO

together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

Address: 10135 Yellowstone Road, Longmont, CO 80504

Original Note Amt: \$318,750.00 **LoanType:** Conventional **Interest Rate:** 8.25
Current Amount: \$315,466.81 **As Of:** 10/14/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): First National Bank
Current Owner: Edward L. Schlagel and Lisa A. Schlagel
Grantee (Lender On Deed of Trust): First National Bank
Grantor (Borrower On Deed of Trust) Edward L. Schlagel and Lisa A. Schlagel

Publication: Times-Call **First Publication Date:** 01/02/2010
Last Publication Date: 01/30/2010
Attorney for Beneficiary: Liggett, Smith, Wilson & Johnson P.C.
Attorney File Number: 08-61 **Phone:** (970)482-9770 **Fax:** (970)482-0339

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Foreclosure Number: 09-23318

NED Date: 10/21/2009 **Reception #:** 03037077
Original Sale Date: 02/17/2010
Deed of Trust Date: 06/28/2007 **Recording Date:** 07/05/2007 **Reception #:** 2867094
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 24, BLOCK 2, CANYON CREEK SUBDIVISION FILING NO 4, COUNTY OF BOULDER, STATE OF COLORADO

Address: 1471 Brimble Drive, Erie, CO 80516

Original Note Amt: \$208,905.00 **Loan Type:** CONV **Interest Rate:** 9.35
Current Amount: \$208,365.47 **As Of:** 09/24/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): Chase Home Finance LLC
Current Owner: Jesse George Danneman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin Financial Corp.,
an Op. Sub. of MLB&T Co., FSB
Grantor (Borrower On Deed of Trust): Jesse George Danneman

Publication: Times-Call **First Publication Date:** 01/02/2010
Last Publication Date: 01/30/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-22037 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23319

NED Date: 10/21/2009 **Reception #:** 03037078
Original Sale Date: 02/17/2010
Deed of Trust Date: 04/06/2007 **Recording Date:** 04/16/2007 **Reception #:** 2849581
Re-Recording Date: **Re-Recorded #:**

Legal: THE EAST 55.5 FEET OF LOT 1, BLOCK 68, LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 151 4th Ave, Longmont, CO 80501

Original Note Amt: \$147,200.00 **Loan Type:** CONV **Interest Rate:** 6.5
Current Amount: \$143,294.58 **As Of:** 10/14/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): Colonial National Mortgage, a division of Colonial Savings, F.A.
Current Owner: Daniel Charles Adams
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Colonial National Mortgage, a
division of Colonial Savings, F.A.
Grantor (Borrower On Deed of Trust): Daniel Charles Adams

Publication: Times-Call **First Publication Date:** 01/02/2010
Last Publication Date: 01/30/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-24632 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 09-23322

NED Date: 10/21/2009 **Reception #:** 03037079
Original Sale Date: 02/17/2010
Deed of Trust Date: 10/26/2004 **Recording Date:** 11/10/2004 **Reception #:** 2641804
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 771 N Cedar Brook Rd, Boulder, CO 80304

Original Note Amt: \$445,200.00 **LoanType:** Conventional **Interest Rate:** 3.813
Current Amount: \$463,948.55 **As Of:** 10/14/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Michael J Connolly and Paula R Connolly
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA
Grantor (Borrower On Deed of Trust): Michael J Connolly and Paula R Connolly

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

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 3202.59093 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 09-23323

NED Date: 10/22/2009 **Reception #:** 03037256
Original Sale Date: 02/24/2010
Deed of Trust Date: 06/06/2005 **Recording Date:** 06/14/2005 **Reception #:** 2695819
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 11, PARK RIDGE SECOND FILING, COUNTY OF BOULDER, STATE OF COLORADO

Address: 928 Marmot Court, Longmont, CO 80501

Original Note Amt: \$180,000.00 **LoanType:** Conventional **Interest Rate:** 5.99
Current Amount: \$171,116.21 **As Of:** 10/13/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): MorEquity, Inc.
Current Owner: Ronald C. Drake and Donna M. Drake
Grantee (Lender On Deed of Trust): Wilmington Finance, a division of AIG Federal Savings Bank
Grantor (Borrower On Deed of Trust): Ronald C. Drake and Donna M. Drake

Publication: Times-Call **First Publication Date:** 01/09/2010
Last Publication Date: 02/06/2010

Attorney for Beneficiary: Frascona Joiner Goodman and Greenstein PC

Attorney File Number: 7129-3630 **Phone:** (303)494-3000 **Fax:** (303)494-6309

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Foreclosure Number: 09-23324

NED Date: 10/23/2009

Reception #: 03037586

Original Sale Date: 02/24/2010

Deed of Trust Date: 01/26/2006

Recording Date: 02/16/2006

Reception #: 2757409

Re-Recording Date

Re-Recorded #:

Legal: LOT 15, BLOCK 5, REPLAT "A" PARK NORTH SUBDIVISION, THE PLAT OF WHICH IS RECORDED AS PLAN FILE R5-4-45, AND AS CORRECTED BY INSTRUMENT RECORDED SEPTEMBER 23, 1977 ON FILM 978 AS RECEPTION NO. 243615, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 2221 Bowen Street, Longmont, CO 80501

Original Note Amt: \$156,000.00

LoanType: CONV

Interest Rate: 6.25

Current Amount: \$149,325.71

As Of: 10/16/2009

Interest Type: Fixed

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.

Current Owner: Manuel Rodriguez

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Lendia, Inc

Grantor (Borrower On Deed of Trust): Manuel Rodriguez

Publication: Times-Call

First Publication Date: 01/09/2010

Last Publication Date: 02/06/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-24781

Phone: (303)865-1400

Fax: (303)865-1410

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Foreclosure Number: 09-23325

NED Date: 10/23/2009

Reception #: 03037587

Original Sale Date: 02/24/2010

Deed of Trust Date: 11/09/2004

Recording Date: 11/12/2004

Reception #: 2642376

Re-Recording Date

Re-Recorded #:

Legal: LOT 29, BLOCK 6, RENAISSANCE SUBDIVISION FILING NO. 3, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 4333 San Marco Drive, Longmont, CO 80503

Original Note Amt: \$212,250.00

Loan Type: CONV

Interest Rate: 5.5

Current Amount: \$210,190.46

As Of: 10/16/2009

Interest Type: Adjustable

Current Lender (Beneficiary): The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as Successor-in-Interest to JP Morgan Chase Bank, N.A., as Trustee for MASTR Adjustable Rate Mortgages Trust 2005-1, Mortgage Pass-Through Certificates, Series 2005-1

Current Owner: Lesly S. Levin

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Capital Pacific Home Loans, L.P., a Texas Limited Partnership.

Grantor (Borrower On Deed of Trust) Lesly S. Levin

Publication: Times-Call

First Publication Date: 01/09/2010

Last Publication Date: 02/06/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-24643

Phone: (303)865-1400

Fax: (303)865-1410

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Foreclosure Number: 09-23326

NED Date: 10/22/2009 **Reception #:** 03037257
Original Sale Date: 02/24/2010
Deed of Trust Date: 06/24/2003 **Recording Date:** 07/25/2003 **Reception #:** 2477044
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 37, BLOCK 7, A REPLAT OF BEACON HILL SUBDIVISION AS AMENDED BY AFFID AVIT OF CORRECTION RECORDED JUNE 14, 1982 IN FIL NO. 1210 AS RECEPTION NO. 498404, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 904 Clover Circle, Lafayette, CO 80026

Original Note Amt: \$165,500.00 **LoanType:** Conventional **Interest Rate:** 4.25
Current Amount: \$164,191.70 **As Of:** 10/14/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): SunTrust Bank
Current Owner: Kathy L Rosser
Grantee (Lender On Deed of Trust): Suntrust Mortgage, Inc.
Grantor (Borrower On Deed of Trust): Kathy L Rosser

Publication: Times-Call **First Publication Date:** 01/09/2010
Last Publication Date: 02/06/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1301.00975 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 09-23327

NED Date: 10/22/2009 **Reception #:** 03037258
Original Sale Date: 02/24/2010
Deed of Trust Date: 01/25/2007 **Recording Date:** 01/29/2007 **Reception #:** 2832690
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 32, BLOCK 6, WOLF CREEK 1ST FILING, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 951 Wolf Creek Drive, Longmont, CO 80501

Original Note Amt: \$278,500.00 **LoanType:** Conventional **Interest Rate:** 6.5
Current Amount: \$273,196.92 **As Of:** 10/15/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): Chase Home Finance LLC
Current Owner: Luis E Orona and Luz Maria Cisneros
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for New Century Mortgage Corporation
Grantor (Borrower On Deed of Trust): Luis E Orona and Luz Maria Cisneros

Publication: Times-Call **First Publication Date:** 01/09/2010
Last Publication Date: 02/06/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1068.02556 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: 09-23328

NED Date: 10/23/2009

Reception #: 03037588

Original Sale Date: 02/24/2010

Deed of Trust Date: 02/11/2005

Recording Date: 02/28/2005

Reception #: 2667924

Re-Recording Date

Re-Recorded #:

Legal: LOT 19, BLOCK 2, LONGMONT ESTATES, EIGHTH FILING, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1676 Northwestern Rd, Longmont, CO 80503

Original Note Amt: \$375,000.00

Loan Type: Conventional

Interest Rate: 6.1

Current Amount: \$355,606.20

As Of: 10/15/2009

Interest Type: Fixed

Current Lender (Beneficiary):	Sovereign Bank
Current Owner:	Tom L Bullock, Kori L Bullock
Grantee (Lender On Deed of Trust):	U.S. Bank National Association ND
Grantor (Borrower On Deed of Trust)	Tom L Bullock, Kori L Bullock

Publication: Times-Call

First Publication Date: 01/09/2010

Last Publication Date: 02/06/2010

Attorney for Beneficiary: Dale Decker LLC

Attorney File Number: 09-7165

Phone: (720)493-4600

Fax: (866)303-8293