

Notices of Election and Demand Filed in Boulder County

From October 05, 2009 Through October 09, 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: 09-23259

NED Date: 10/06/2009 **Reception #:** 03034354
Original Sale Date: 02/03/2010
Deed of Trust Date: 12/24/2007 **Recording Date:** 01/08/2008 **Reception #:** 2903677
Re-Recording Date: **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 876 Twin Sisters Road, Nederland, CO 80466

Original Note Amt: \$417,000.00 **LoanType:** Conventional **Interest Rate:** 6.500
Current Amount: \$410,716.98 **As Of:** 09/28/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): SunTrust Mortgage, Inc.
Current Owner: Teresa R Gill
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SUNTRUST MORTGAGE, INC.
Grantor (Borrower On Deed of Trust): Teresa R Gill

Publication: Times-Call **First Publication Date:** 12/19/2009
Last Publication Date: 01/16/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1301.00954 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 09-23260

NED Date: 10/06/2009 **Reception #:** 03034355
Original Sale Date: 02/03/2010
Deed of Trust Date: 03/20/2008 **Recording Date:** 04/08/2008 **Reception #:** 2921555
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 1, NORBERT ADDITION, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1136 Bross Street, Longmont, CO 80501

Original Note Amt: \$217,000.00 **LoanType:** Conventional **Interest Rate:** 6.458
Current Amount: \$214,257.82 **As Of:** 09/29/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Patrick K Craig
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GE Money Bank
Grantor (Borrower On Deed of Trust): Patrick K Craig

Publication: Times-Call **First Publication Date:** 12/19/2009
Last Publication Date: 01/16/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 5007.00267 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: 09-23261

NED Date: 10/07/2009 **Reception #:** 03034771
Original Sale Date: 02/03/2010
Deed of Trust Date: 08/25/2003 **Recording Date:** 09/03/2003 **Reception #:** 2497155
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, GUNBARREL NORTH REPLAT "C", COUNTY OF BOULDER, STATE OF COLORADO.

Address: 6648 Drew Ranch Lane, Boulder, CO 80301

Original Note Amt: \$315,000.00 **LoanType:** Conventional **Interest Rate:** 4.250
Current Amount: \$310,706.10 **As Of:** 09/02/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: John Randall Gaffney
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA, a federal association
Grantor (Borrower On Deed of Trust): John Randall Gaffney

Publication: Times-Call **First Publication Date:** 12/19/2009
Last Publication Date: 01/16/2010

Attorney for Beneficiary: Robert J Hopp and Associates LLC
Attorney File Number: 09-03593RH **Phone:** (303)788-9600 **Fax:** (303)531-2136

Foreclosure Number: 09-23262

NED Date: 10/08/2009 **Reception #:** 03034969
Original Sale Date: 02/10/2010
Deed of Trust Date: 07/01/2005 **Recording Date:** 07/12/2005 **Reception #:** 2703709
Re-Recording Date **Re-Recorded #:**

Legal: LOT 67, BLOCK 2, CANYON CREEK SUBDIVISION FILING NO. 1, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1755 Drinkwater Court, Erie, CO 80516

Original Note Amt: \$252,000.00 **LoanType:** Conventional **Interest Rate:** 1.000
Current Amount: \$274,168.11 **As Of:** 09/30/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): OneWest Bank FSB
Current Owner: Colleen Mary Eshom and Dawn Tiffani Defore
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Express Financial
Grantor (Borrower On Deed of Trust): Colleen Mary Eshom and Dawn Tiffani Defore

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

Attorney for Beneficiary: Robert J Hopp and Associates LLC
Attorney File Number: 09-03796RH **Phone:** (303)788-9600 **Fax:** (303)531-2136

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Foreclosure Number: 09-23263

NED Date: 10/08/2009 **Reception #:** 03034970
Original Sale Date: 02/10/2010
Deed of Trust Date: 01/30/2006 **Recording Date:** 02/09/2006 **Reception #:** 2755881
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 37124 Boulder Canyon Dr, Boulder, CO 80302

Original Note Amt: \$333,750.00 **Loan Type:** Conventional **Interest Rate:** 7.000
Current Amount: \$333,749.00 **As Of:** 09/30/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): Chase Home Finance LLC
Current Owner: Ree O Mitchell
Grantee (Lender On Deed of Trust): JPMORGAN CHASE BANK, N.A.
Grantor (Borrower On Deed of Trust): Ree O Mitchell

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

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1068.02515 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 09-23264

NED Date: 10/08/2009 **Reception #:** 03034971
Original Sale Date: 02/10/2010
Deed of Trust Date: 04/14/2006 **Recording Date:** 04/17/2006 **Reception #:** 2770362
Re-Recording Date **Re-Recorded #:**

Legal: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Address: 948 Marine Street, Boulder, CO 80302

Original Note Amt: \$417,000.00 **Loan Type:** Conventional **Interest Rate:** 6.250
Current Amount: \$403,233.74 **As Of:** 10/01/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): Bank of America, N.A.
Current Owner: Kent P. Palan and Maria B. Palan, by Kent P. Palan as attorney in fact
Grantee (Lender On Deed of Trust): Bank of America, N.A.
Grantor (Borrower On Deed of Trust): Kent P. Palan and Maria B. Palan, by Kent P. Palan as attorney in fact

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

Attorney for Beneficiary: Law Office of Michael P Medved PC

Attorney File Number: 09-010-14354 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Notices of Election and Demand Filed in Boulder County

From October 05, 2009 Through October 09, 2009

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Foreclosure Number: 09-23265

NED Date: 10/09/2009

Reception #: 03035182

Original Sale Date: 02/10/2010

Deed of Trust Date: 12/07/2007

Recording Date: 12/13/2007

Reception #: 2899312

Re-Recording Date

Re-Recorded #:

Legal: LOT 38, BEAVER VALLEY ESTATES, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 251 Crestwood Ct, Nederland, CO 80466

Original Note Amt: \$235,000.00

Loan Type: Conventional

Interest Rate: 7.000

Current Amount: \$233,431.95

As Of: 10/01/2009

Interest Type: Fixed

| | |
|--------------------------------------------|----------------------------------------------------------------------------------------------------|
| Current Lender (Beneficiary): | BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP |
| Current Owner: | Craig James Talbot |
| Grantee (Lender On Deed of Trust): | Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Bank, FSB |
| Grantor (Borrower On Deed of Trust) | Craig James Talbot |

Publication: Times-Call

First Publication Date: 12/26/2009

Last Publication Date: 01/23/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1269.04198

Phone: (303)813-1177

Fax: (303)813-1107

Notices of Election and Demand Filed in Boulder County

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Foreclosure Number: 09-23266

NED Date: 10/07/2009

Reception #: 03034772

Original Sale Date: 02/03/2010

Deed of Trust Date: 06/23/2000

Recording Date: 06/27/2000

Reception #:

Re-Recording Date

Re-Recorded #:

Legal: PARCEL A:

A TRACT OF LAND LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M. AND IN THE W 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, IN BLOCK 97, CITY OF BOULDER, AS SHOWN ON PLAT OF BOULDER, RECORDED JUNE 20, 1868 IN PLAT BOOK A AT PAGE 1 AND RE-RECORDED IN PLAT BOOK 2 AT PAGE 31, OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE N 15 W ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE NORTHEAST CORNER OF SAID LOT;

THENCE S 75 W, 60 FEET;

THENCE S 15 E, 140 FEET TO A POINT ON THE NORTH LINE OF PEARL STREET IN THE CITY OF BOULDER, COLORADO;

THENCE N 75 E ALONG THE NORTH LINE OF SAID PEARL STREET, 60 FEET TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

THE W 1/2 OF LOT 11, BLOCK 97, CITY OF BOULDER, AS SHOWN ON PLAT OF BOULDER, RECORDED JUNE 20, 1868 IN PLAT BOOK A AT PAGE 1 AND RE-RECORDED IN PLAT BOOK 2 AT PAGE 31, OF THE RECORDS OF BOULDER COUNTY, COLORADO.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR A TRASH RECEPTACLE OVER, UPON AND ACCROSS THE WEST 8 FEET OF THE NORTH 15 FEET OF THE EAST ONE-HALF OF LOT 11, BLOCK 97, CITY OF OF BOULDER, AS GRANTED IN INSTRUMENT RECORDED DECEMBER 15, 1980 AT RECEPTION NO. 426769, FILM NO. 1146, AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 16, 1986 AT RECEPTION NO. 789683, FILM NO. 1430.

TOGETHER WITH AN EASEMENT FOR CONSTRUCTION AND USE OF SUBSURFACE FOOTINGS OVER AND ACCROSS THE WEST 6 INCHES OF THE NORTH 40 1/2 FEET OF THE EAST 1/2 OF LOT 11, BLOCK 97, CITY OF BOULDER, AS GRANTED IN INSTRUMENT RECORDED DECEMBER 15, 1980 AT RECEPTION NO. 426768, FILM 1146, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1035 Pearl Street, Boulder, CO 80302

Original Note Amt: \$5,700,000.00

LoanType: Conventional

Interest Rate: 8.16

Current Amount: \$4,299,992.19

As Of: 09/28/2009

Interest Type: Fixed

| | |
|--------------------------------------------|-----------------------------------------|
| Current Lender (Beneficiary): | BGJR Boulder, LLC |
| Current Owner: | West End, LLC |
| Grantee (Lender On Deed of Trust): | Provident Mutual Life Insurance Company |
| Grantor (Borrower On Deed of Trust) | West End, LLC |

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Foreclosure Number: 09-23268

NED Date: 10/07/2009 **Reception #:** 03034774
Original Sale Date: 02/03/2010
Deed of Trust Date: 11/20/2007 **Recording Date:** 11/26/2007 **Reception #:** 2896327
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, CREEKSIDE SUBDIVISION, FILING 2, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 169 South McGregor Circle, Erie, CO 80516

Original Note Amt: \$194,404.00 **LoanType:** CONV **Interest Rate:** 7.5
Current Amount: \$191,664.35 **As Of:** 09/29/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.
Current Owner: Richard David Sirokman
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Preferred Home Mortgage Company
Grantor (Borrower On Deed of Trust) Richard David Sirokman

Publication: Times-Call **First Publication Date:** 12/19/2009
Last Publication Date: 01/16/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-23605 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23269

NED Date: 10/07/2009 **Reception #:** 03034775
Original Sale Date: 02/03/2010
Deed of Trust Date: 07/27/2007 **Recording Date:** 08/08/2007 **Reception #:** 2874784
Re-Recording Date **Re-Recorded #:**

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

Address: 46 Doe Trail, Nederland, CO 80466

Original Note Amt: \$231,920.00 **LoanType:** CONV **Interest Rate:** 6.75
Current Amount: \$227,248.79 **As Of:** 09/29/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.
Current Owner: Michelle L Cook
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc.
Grantor (Borrower On Deed of Trust) Michelle L Cook

Publication: Times-Call **First Publication Date:** 12/19/2009
Last Publication Date: 01/16/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-23569 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 09-23270

NED Date: 10/07/2009 **Reception #:** 03034776
Original Sale Date: 02/03/2010
Deed of Trust Date: 12/08/2005 **Recording Date:** 12/15/2005 **Reception #:** 2744614
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 2, MEADOWVIEW SUBDIVISION, FILING #1, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 963 Alder Way, Longmont, CO 80503

Original Note Amt: \$228,000.00 **LoanType:** CONV **Interest Rate:** 6.375
Current Amount: \$227,426.67 **As Of:** 09/30/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Bank, NA as Trustee for BAFC Mortgage Pass Through Certificates Series
2006-B
Current Owner: Lorraine Scott
Grantee (Lender On Deed of Trust): Bank of America, N.A.
Grantor (Borrower On Deed of Trust): Lorraine Scott

Publication: Times-Call **First Publication Date:** 12/19/2009
Last Publication Date: 01/16/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-20884 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23271

NED Date: 10/07/2009 **Reception #:** 03034777
Original Sale Date: 02/03/2010
Deed of Trust Date: 08/25/2005 **Recording Date:** 09/02/2005 **Reception #:** 2719229
Re-Recording Date **Re-Recorded #:**

Legal: THE WEST 75.00 FEET OF THE SOUTH 65.00 FEET OF LOT 3, BLOCK 2, MORGAN AND WEGNER RESUBDIVISION OF AN ADDITION TO THE CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 912 Grant St, Longmont, CO 80501

Original Note Amt: \$156,284.00 **LoanType:** FHA **Interest Rate:** 5.5
Current Amount: \$148,997.54 **As Of:** 09/30/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.
Current Owner: Ronnie Price and Carol Price
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc.
Grantor (Borrower On Deed of Trust): Ronnie Price and Carol Price

Publication: Times-Call **First Publication Date:** 12/19/2009
Last Publication Date: 01/16/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-23784 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Notices of Election and Demand Filed in Boulder County

From October 05, 2009 Through October 09, 2009

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Foreclosure Number: 09-23272

NED Date: 10/07/2009 **Reception #:** 03034778
Original Sale Date: 02/03/2010
Deed of Trust Date: 08/12/2005 **Recording Date:** 08/23/2005 **Reception #:** 2715856
Re-Recording Date **Re-Recorded #:**

Legal: LOT 48, BLOCK 2, CANYON CREEK SUBDIVISION, FILING NO. 1, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1808 Wilson Circle, Erie, CO 80516

Original Note Amt: \$211,500.00 **LoanType:** CONV **Interest Rate:** 6.375
Current Amount: \$202,436.48 **As Of:** 10/01/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Jason C Stayton and Theresa Stayton
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network, Inc. a Delaware Corporation
Grantor (Borrower On Deed of Trust) Jason C Stayton and Theresa Stayton

Publication: Times-Call **First Publication Date:** 12/19/2009
Last Publication Date: 01/16/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-23863 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23273

NED Date: 10/07/2009 **Reception #:** 03034779
Original Sale Date: 02/03/2010
Deed of Trust Date: 05/31/1995 **Recording Date:** 06/01/1995 **Reception #:** 01520734
Re-Recording Date **Re-Recorded #:**

Legal: LOT 96, A REPLAT OF A PORTION OF DEVILS THUMB SUBDIVISION FILING NO. 6, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1395 Bear Mountain Drive, Boulder, CO 80303

Original Note Amt: \$165,600.00 **LoanType:** CONV **Interest Rate:** 7.75
Current Amount: \$130,165.45 **As Of:** 09/30/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): Chase Home Finance LLC
Current Owner: Cary C. Lacklen
Grantee (Lender On Deed of Trust): Boulder West Financial Services, Inc., A Colorado Corporation
Grantor (Borrower On Deed of Trust) Cary C. Lacklen

Publication: Times-Call **First Publication Date:** 12/19/2009
Last Publication Date: 01/16/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-20341 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 09-23277

NED Date: 10/09/2009 **Reception #:** 03035183
Original Sale Date: 02/10/2010
Deed of Trust Date: 09/20/2004 **Recording Date:** 09/24/2004 **Reception #:** 2629623
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 2, MEADOWLARK FILING NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1701 Spencer St, Longmont, CO 80501

Original Note Amt: \$199,920.00 **Loan Type:** CONV **Interest Rate:** 6.375
Current Amount: \$197,543.92 **As Of:** 10/02/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.
Current Owner: Sabina U Corsino
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender
Grantor (Borrower On Deed of Trust): Sabina U Corsino

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: 09-23617 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23279

NED Date: 10/09/2009 **Reception #:** 03035184
Original Sale Date: 02/10/2010
Deed of Trust Date: 05/05/2006 **Recording Date:** 05/16/2006 **Reception #:** 2776460
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 6, AMENDED PLAT OF NELSON PARK, COUNTY OF BOULDER, STATE OF COLORADO

Address: 715 Nelson Park Drive, Longmont, CO 80503-7678

Original Note Amt: \$205,600.00 **Loan Type:** Conventional **Interest Rate:** 6.99
Current Amount: \$203,067.19 **As Of:** 05/05/2006 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-2 Asset-Backed Certificates, Series 2006-2
Current Owner: Arthur H. Steuber III and Kimberly A. Steuber
Grantee (Lender On Deed of Trust): Option One Mortgage Corporation
Grantor (Borrower On Deed of Trust): Arthur H. Steuber III and Kimberly A. Steuber

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

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 6662.02084 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: 09-23287

NED Date: 10/08/2009

Reception #: 03034973

Original Sale Date: 02/10/2010

Deed of Trust Date: 04/05/2004

Recording Date: 04/15/2004

Reception #: 2576788

Re-Recording Date

Re-Recorded #:

Legal: LOT 54, INDIAN PEAKS FILING NO. 8, REPLAT A, COUNTY OF BOULDER, STATE OF COLORADO

Address: 106 GOLD HILL DR., LAFAYETTE, CO 80026

Original Note Amt: \$71,500.00

Loan Type: Conventional

Interest Rate: 6.15

Current Amount: \$71,481.37

As Of: 04/05/2004

Interest Type: Fixed

Current Lender (Beneficiary): ELEVATIONS CREDIT UNION, FORMERLY KNOWN AS U OF C FEDERAL CREDIT UNION

Current Owner: SCOTT M. FIRSTENBERG

Grantee (Lender On Deed of Trust): U OF C FEDERAL CREDIT UNION

Grantor (Borrower On Deed of Trust): SCOTT M. FIRSTENBERG

Publication: Times-Call

First Publication Date: 12/26/2009

Last Publication Date: 01/23/2010

Attorney for Beneficiary: Harry L. Simon, PC

Attorney File Number: FIRSTENBERG

Phone: (303)758-6601

Fax: (303)758-6540

Notices of Election and Demand Filed in Boulder County

From October 05, 2009 Through October 09, 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: 09-23290

NED Date: 10/09/2009

Reception #: 03035185

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: 11/28/2007

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