





# Notices of Election and Demand Filed in Boulder County

From November 09, 2009 Through November 13, 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:** 09-23386

**NED Date:** 11/09/2009      **Reception #:** 03040498  
**Original Sale Date:** 03/10/2010  
**Deed of Trust Date:** 01/23/2006      **Recording Date:** 01/26/2006      **Reception #:** 2753094  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 23, BLOCK 12, FOX MEADOW, FILING THREE, REPLAT A, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1545 Stardance Circle, Longmont, CO 80501

**Original Note Amt:** \$650,000.00      **LoanType:** Conventional      **Interest Rate:** 6.993  
**Current Amount:** \$710,018.46      **As Of:** 11/02/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association  
**Current Owner:** Kathryn L Degesualdo  
**Grantee (Lender On Deed of Trust):** Washington Mutual Bank, FA  
**Grantor (Borrower On Deed of Trust):** Kathryn L Degesualdo

**Publication:** Times-Call      **First Publication Date:** 01/23/2010  
**Last Publication Date:** 02/20/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 3202.59124      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 09-23387

**NED Date:** 11/09/2009      **Reception #:** 03040499  
**Original Sale Date:** 03/10/2010  
**Deed of Trust Date:** 08/03/2007      **Recording Date:** 08/06/2007      **Reception #:** 2874194  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 4757 White Rock Circle #F, Boulder, CO 80301

**Original Note Amt:** \$145,800.00      **LoanType:** Conventional      **Interest Rate:** 6.75  
**Current Amount:** \$142,899.30      **As Of:** 10/29/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC Home Loans Servicing, LP FKA Countrywide Home Loan Servicing, LP  
**Current Owner:** Erin C. Cameron and Chad T. Warkentin  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Clarion Mortgage Capital, Inc.  
**Grantor (Borrower On Deed of Trust):** Erin C. Cameron and Chad T. Warkentin

**Publication:** Times-Call      **First Publication Date:** 01/23/2010  
**Last Publication Date:** 02/20/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 1269.04354      **Phone:** (303)813-1177      **Fax:** (303)813-1107

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**Foreclosure Number:** 09-23388

**NED Date:** 11/09/2009      **Reception #:** 03040500  
**Original Sale Date:** 03/10/2010  
**Deed of Trust Date:** 12/12/2008      **Recording Date:** 12/19/2008      **Reception #:** 2969671  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 148 E 4th Ave, Longmont, CO 80501-5608

**Original Note Amt:** \$123,626.00      **LoanType:** FHA      **Interest Rate:** 5  
**Current Amount:** \$122,456.81      **As Of:** 10/29/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP  
**Current Owner:** Mark W Copeland  
**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):** Mark W Copeland

**Publication:** Times-Call      **First Publication Date:** 01/23/2010  
**Last Publication Date:** 02/20/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 1269.04362      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 09-23389

**NED Date:** 11/09/2009      **Reception #:** 03040501  
**Original Sale Date:** 03/10/2010  
**Deed of Trust Date:** 06/14/2005      **Recording Date:** 06/24/2005      **Reception #:** 2698800  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION \*\*\*

**Address:** 379 James Canyon Dr, Jamestown, CO 80455

**Original Note Amt:** \$405,000.00      **LoanType:** Conventional      **Interest Rate:** 5.533  
**Current Amount:** \$435,294.80      **As Of:** 11/02/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Deutsche Bank National Trust Co as trustee for WaMu Mortgage Pass-Through Certificates Series 2005-AR13 Trust  
**Current Owner:** Nedra Sue Ryan  
**Grantee (Lender On Deed of Trust):** Washington Mutual Bank, FA  
**Grantor (Borrower On Deed of Trust):** Nedra Sue Ryan

**Publication:** Times-Call      **First Publication Date:** 01/23/2010  
**Last Publication Date:** 02/20/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 2302.00244      **Phone:** (303)813-1177      **Fax:** (303)813-1107



# Notices of Election and Demand Filed in Boulder County

From November 09, 2009 Through November 13, 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:** 09-23393

**NED Date:** 11/10/2009      **Reception #:** 03040677  
**Original Sale Date:** 03/10/2010  
**Deed of Trust Date:** 11/20/2007      **Recording Date:** 12/03/2007      **Reception #:** 2897469  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 33, SUTTON ESTATES, 2ND FILING, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1005 Willow Place, Lafayette, CO 80026

**Original Note Amt:** \$230,400.00      **LoanType:** Conventional      **Interest Rate:** 6.875  
**Current Amount:** \$237,775.69      **As Of:** 02/01/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Ocwen Loan Servicing, LLC, as Servicer for CSFB  
**Current Owner:** Douglas Miles and Bernadette M. Miles  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, INC., as nominee for Taylor, Bean & Whitaker Mortgage Corp  
**Grantor (Borrower On Deed of Trust)** Douglas Miles and Bernadette M. Miles

**Publication:** Times-Call      **First Publication Date:** 01/23/2010  
**Last Publication Date:** 02/20/2010

**Attorney for Beneficiary:** Vaden Law Firm, LLC

**Attorney File Number:** 09-051-00088      **Phone:** (877)245-1529      **Fax:** (303)377-2934

**Foreclosure Number:** 09-23394

**NED Date:** 11/10/2009      **Reception #:** 03040678  
**Original Sale Date:** 03/10/2010  
**Deed of Trust Date:** 01/03/2007      **Recording Date:** 01/09/2007      **Reception #:** 2828263  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 645 Manhattan Place #102, Boulder, CO 80303

**Original Note Amt:** \$102,400.00      **LoanType:** Conventional      **Interest Rate:** 6.25  
**Current Amount:** \$102,400.00      **As Of:** 09/01/2008      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Ocwen Loan Servicing, LLC, as Servicer for CSFB  
**Current Owner:** Catherine Macrae  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, INC., as nominee for Taylor, Bean & Whitaker Mortgage Corp  
**Grantor (Borrower On Deed of Trust)** Catherine Macrae

**Publication:** Times-Call      **First Publication Date:** 01/23/2010  
**Last Publication Date:** 02/20/2010

**Attorney for Beneficiary:** Vaden Law Firm, LLC

**Attorney File Number:** 09-051-00095      **Phone:** (877)245-1529      **Fax:** (303)377-2934

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**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:** 09-23395

**NED Date:** 11/10/2009      **Reception #:** 03040679  
**Original Sale Date:** 03/10/2010  
**Deed of Trust Date:** 12/10/1999      **Recording Date:** 12/20/1999      **Reception #:** 2008192\*\*\*  
**Re-Recording Date**      **Re-Recorded #:**

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

\*\*\*LOAN MODIFICATION AGREEMENT SIGNED BY GARY WELCH ON MARCH 18, 2006

**Address:** 1704 Elis Cir, Unit 32, LaFayette, CO 80026

**Original Note Amt:** \$111,321.00      **LoanType:** FHA      **Interest Rate:** 8.75  
**Current Amount:** \$138,203.83      **As Of:** 11/02/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** MidFirst Bank  
**Current Owner:** Gary Welch  
**Grantee (Lender On Deed of Trust):** Principal Residential Mortgage, Inc.  
**Grantor (Borrower On Deed of Trust):** Gary Welch

**Publication:** Times-Call      **First Publication Date:** 01/23/2010  
**Last Publication Date:** 02/20/2010

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

**Attorney File Number:** 09-25742      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23396

**NED Date:** 11/10/2009      **Reception #:** 03040680  
**Original Sale Date:** 03/10/2010  
**Deed of Trust Date:** 04/05/2005      **Recording Date:** 04/08/2005      **Reception #:** 2678614  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 2, AMENDED PLAT OF NELSON PARK, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 740 Bluegrass Drive, Longmont, CO 80503

**Original Note Amt:** \$203,200.00      **LoanType:** Conventional      **Interest Rate:** 7  
**Current Amount:** \$195,313.38      **As Of:** 11/02/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Deutsche Bank Trust Company Americas, as Indenture Trustee for Saxon Asset Securities Trust 2005-2  
**Current Owner:** Jack S Pease  
**Grantee (Lender On Deed of Trust):** Saxon Mortgage, Inc  
**Grantor (Borrower On Deed of Trust):** Jack S Pease

**Publication:** Times-Call      **First Publication Date:** 01/23/2010  
**Last Publication Date:** 02/20/2010

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

**Attorney File Number:** 1818.00849      **Phone:** (303)813-1177      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Boulder County

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**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:** 09-23397

**NED Date:** 11/12/2009      **Reception #:** 03041046  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 06/12/2007      **Recording Date:** 06/19/2007      **Reception #:** 2863441  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 6, SUNWEST SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1325 Stockton Drive, Erie, CO 80516

**Original Note Amt:** \$245,000.00      **LoanType:** CONV      **Interest Rate:** 7.25  
**Current Amount:** \$245,000.00      **As Of:** 11/04/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** James Patterson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit  
**Grantor (Borrower On Deed of Trust):** James Patterson

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-25721      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23398

**NED Date:** 11/12/2009      **Reception #:** 03041047  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 04/30/2004      **Recording Date:** 05/06/2004      **Reception #:** 2584468  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 21, KENOSHA FARM, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1355 Flannagan Court, Erie, CO 80516

**Original Note Amt:** \$240,000.00      **LoanType:** CONV      **Interest Rate:** 5.25  
**Current Amount:** \$227,131.18      **As Of:** 11/04/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** BAC Home Loans Servicing, LP  
**Current Owner:** Ron L. Pino, Jr.  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Colorado Federal Savings Bank  
**Grantor (Borrower On Deed of Trust):** Ron L. Pino, Jr.

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 08-07983R      **Phone:** (303)865-1400      **Fax:** (303)865-1410

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**Foreclosure Number:** 09-23399

**NED Date:** 11/12/2009      **Reception #:** 03041048  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 08/20/2004      **Recording Date:** 09/08/2004      **Reception #:** 2625214  
**Re-Recording Date:**      **Re-Recorded #:**

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

**Address:** 5100 North 109th Street, Longmont, CO 80504

**Original Note Amt:** \$435,000.00      **LoanType:** CONV      **Interest Rate:** 7.4  
**Current Amount:** \$435,000.00      **As Of:** 11/04/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** The Bank of New York Mellon FKA the Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-7  
**Current Owner:** Michael Richters  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Stonecreek Funding Corporation  
**Grantor (Borrower On Deed of Trust)** Michael Richters

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-25520      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23400

**NED Date:** 11/12/2009      **Reception #:** 03041049  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 02/02/2007      **Recording Date:** 02/12/2007      **Reception #:** 2835881  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LEGAL DESCRIPTION ATTACHED "EXHIBIT A"

**Address:** 1327 Martin Street, Longmont, CO 80501

**Original Note Amt:** \$111,200.00      **LoanType:** Conventional      **Interest Rate:** 7.5  
**Current Amount:** \$111,200.00      **As Of:** 11/04/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** OneWest Bank FSB  
**Current Owner:** John T. Altenborg  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Taylor, Bean, & Whitaker Mortgage Corp.  
**Grantor (Borrower On Deed of Trust)** John T. Altenborg

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010  
**Attorney for Beneficiary:** Robert J Hopp and Associates LLC  
**Attorney File Number:** 09-04143RH      **Phone:** (303)788-9600      **Fax:** (303)531-2136



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**Foreclosure Number:** 09-23403

**NED Date:** 11/12/2009      **Reception #:** 03041051  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 10/17/2005      **Recording Date:** 10/27/2005      **Reception #:** 2733195  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 23, BLOCK 1, MEADOWVIEW FILING NO. 1, REPLAT A, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 1144 Chestnut Drive, Longmont, CO 80503

**Original Note Amt:** \$279,954.00      **Loan Type:** Conventional      **Interest Rate:** 6.125  
**Current Amount:** \$266,568.38      **As Of:** 11/04/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** US Bank National Association, as Trustee for BSABS I Trust 2005-AC9  
**Current Owner:** John F. Ray  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Union Federal Bank of Indianapolis  
**Grantor (Borrower On Deed of Trust):** John F. Ray

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010

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

**Attorney File Number:** 9106.00260      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 09-23404

**NED Date:** 11/12/2009      **Reception #:** 03041053  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 03/27/2003      **Recording Date:** 04/04/2003      **Reception #:** 2420759  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOTS 13 AND 14, BLOCK 44, NEWLAND ADDITION, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 3150 3rd Street, Boulder, CO 80304

**Original Note Amt:** \$200,000.00      **Loan Type:** Conventional      **Interest Rate:** 5.625  
**Current Amount:** \$178,826.27      **As Of:** 11/05/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association  
**Current Owner:** George T. Strumbos  
**Grantee (Lender On Deed of Trust):** Boulder West Financial Services, Inc.  
**Grantor (Borrower On Deed of Trust):** George T. Strumbos

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010

**Attorney for Beneficiary:** Law Office of Michael P Medved PC

**Attorney File Number:** 09-915-14641      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** 09-23405

**NED Date:** 11/12/2009      **Reception #:** 03041054  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 04/25/2008      **Recording Date:** 04/28/2008      **Reception #:** 2926170  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 1379 Charles Drive #A-1, Longmont, CO 80503

**Original Note Amt:** \$336,000.00      **Loan Type:** CONV      **Interest Rate:** 6.5  
**Current Amount:** \$331,810.00      **As Of:** 11/05/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** US Bank, NA  
**Current Owner:** Marion Mallard  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Affiliated Financial Group, Inc.  
**Grantor (Borrower On Deed of Trust):** Marion Mallard

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010

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

**Attorney File Number:** 09-25944      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23406

**NED Date:** 11/12/2009      **Reception #:** 03041055  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 10/10/2005      **Recording Date:** 10/14/2005      **Reception #:** 2729702\*\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

\*\*\*Loan Modification Agreement dated July 27, 2006

**Address:** 450 Arroyo Chico, Boulder Vicinity, CO 80302

**Original Note Amt:** \$852,000.00      **Loan Type:** Conventional      **Interest Rate:** 0  
**Current Amount:** \$900,640.21      **As Of:** 11/05/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** OneWest Bank, F.S.B.  
**Current Owner:** Maryanne Bruno  
**Grantee (Lender On Deed of Trust):** IndyMac Bank, F.S.B.  
**Grantor (Borrower On Deed of Trust):** Maryanne Bruno

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010

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

**Attorney File Number:** 3500.00705      **Phone:** (303)813-1177      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Boulder County

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**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:** 09-23407

**NED Date:** 11/12/2009      **Reception #:** 03041056  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 02/02/2007      **Recording Date:** 02/20/2007      **Reception #:** 2837294  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 1325 Martin Street, Longmont, CO 80501

**Original Note Amt:** \$111,200.00      **LoanType:** Conventional      **Interest Rate:** 7.5  
**Current Amount:** \$111,200.00      **As Of:** 11/05/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** OneWest Bank, F.S.B.  
**Current Owner:** John T. Altenborg  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Taylor, Bean, & Whitaker Mortgage Corp.  
**Grantor (Borrower On Deed of Trust):** John T. Altenborg

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 3500.00758      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 09-23408

**NED Date:** 11/13/2009      **Reception #:** 03041462  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 09/23/2005      **Recording Date:** 09/30/2005      **Reception #:** 2726227  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 29, BLOCK 6, MUMFORD HEIGHTS SUBDIVISION, 2ND FILING, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 2449 Jewel Street, Longmont, CO 80501

**Original Note Amt:** \$216,789.00      **LoanType:** FHA      **Interest Rate:** 5.5  
**Current Amount:** \$207,040.30      **As Of:** 11/06/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Richard A. Ackley and Kathy A. Ackley  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Premier Mortgage Group, L.L.C., a Limited Liability Company  
**Grantor (Borrower On Deed of Trust):** Richard A. Ackley and Kathy A. Ackley

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010

**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-26499      **Phone:** (303)865-1400      **Fax:** (303)865-1410

# Notices of Election and Demand Filed in Boulder County

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**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:** 09-23409

**NED Date:** 11/13/2009      **Reception #:** 03041463  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 07/06/2006      **Recording Date:** 07/24/2006      **Reception #:** 2792692  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 4, HILLTOP VILLAGE, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 315 East 17th Street, Longmont, CO 80501

**Original Note Amt:** \$148,000.00      **LoanType:** CONV      **Interest Rate:** 7.8  
**Current Amount:** \$144,532.38      **As Of:** 11/06/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** HSBC Bank USA, National Association, As Trustee For The Benefit Of People's Financial Realty Mortgage Securities Trust, Series 2006-1  
**Current Owner:** Martin Garcia  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for People's Choice Home Loan, Inc., a Wyoming Corporation  
**Grantor (Borrower On Deed of Trust)** Martin Garcia

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-26352      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23410

**NED Date:** 11/13/2009      **Reception #:** 03041464  
**Original Sale Date:** 03/17/2010  
**Deed of Trust Date:** 12/11/2008      **Recording Date:** 12/17/2008      **Reception #:** 2969254  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 3883 Eagle Ridge Road, Lyons, CO 80540

**Original Note Amt:** \$370,000.00      **LoanType:** CONV      **Interest Rate:** 5.625  
**Current Amount:** \$367,598.70      **As Of:** 11/06/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Colonial National Mortgage, a division of Colonial Savings, F.A.  
**Current Owner:** John J Debell  
**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)** John J Debell

**Publication:** Times-Call      **First Publication Date:** 01/30/2010  
**Last Publication Date:** 02/27/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-26435      **Phone:** (303)865-1400      **Fax:** (303)865-1410

# Notices of Election and Demand Filed in Boulder County

From November 09, 2009 Through November 13, 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:** 09-23412

**NED Date:** 11/13/2009

**Reception #:** 03041465

**Original Sale Date:** 03/17/2010

**Deed of Trust Date:** 08/10/2006

**Recording Date:** 09/06/2006

**Reception #:** 2803195

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 57, STONE CANYON REPLAT RECORDED ON JULY 13, 2005 AT RECEPTION NO. 2703993, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 137 Stone Canyon Drive, Lyons, CO 80540

**Original Note Amt:** \$482,600.00

**Loan Type:** Conventional

**Interest Rate:** 7

**Current Amount:** \$469,001.14

**As Of:** 11/06/2009

**Interest Type:** Fixed

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-16, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-16

**Current Owner:** Debbie A King and Patrick S. King

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Ryland Mortgage Company, an Ohio Corporation

**Grantor (Borrower On Deed of Trust)** Debbie A King and Patrick S. King

**Publication:** Times-Call

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

**Last Publication Date:** 02/27/2010

**Attorney for Beneficiary:** Robert J Hopp and Associates LLC

**Attorney File Number:** 09-04163RH

**Phone:** (303)788-9600

**Fax:** (303)531-2136