

Notices of Election and Demand Filed in Boulder County

From June 07, 2010 Through June 11, 2010

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: 09-23359 **Restarted**

NED Date: 06/07/2010 **Reception #:** 03078917
Original Sale Date: 10/06/2010
Deed of Trust Date: 11/01/2006 **Recording Date:** 11/06/2006 **Reception #:** 2816349
Re-Recording Date **Re-Recorded #:**

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

Address: 818 S Terry St No 89, Longmont, CO 80501

Original Note Amt: \$142,240.00 **LoanType:** CONV **Interest Rate:** 6.125
Current Amount: \$142,074.12 **As Of:** 10/06/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): Chase Home Finance LLC
Current Owner: Candice Anne Cale
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust): Candice Anne Cale

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-22935 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-23951 **Restarted**

NED Date: 06/07/2010 **Reception #:** 03078918
Original Sale Date: 10/06/2010
Deed of Trust Date: 07/31/2006 **Recording Date:** 08/01/2006 **Reception #:** 2794762
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 1 AND 2, CONNOLLY SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 530 and 540 Jefferson Avenue, Louisville, CO 80027-1808

Original Note Amt: \$391,500.00 **LoanType:** Conventional **Interest Rate:** 9.5
Current Amount: \$408,208.79 **As Of:** 03/29/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): Mutual of Omaha Bank, Successor to Peak National Bank
Current Owner: Edward C. Connolly III and Cynthia D. Connolly
Grantee (Lender On Deed of Trust): Peak National Bank
Grantor (Borrower On Deed of Trust): Edward C. Connolly III and Cynthia D. Connolly

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: the Law Firm of John A Lobus
Attorney File Number: Connolly **Phone:** (303)232-5606 **Fax:** (303)237-0686

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Foreclosure Number: 10-24151

NED Date: 06/08/2010 **Reception #:** 03079105
Original Sale Date: 10/06/2010
Deed of Trust Date: 11/25/2008 **Recording Date:** 12/22/2008 **Reception #:** 2969830
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 3, LA VISTA ESTATES, COUNTY OF BOULDER, STATE OF COLORADO

Address: 20 University Drive, Longmont, CO 80503

Original Note Amt: \$129,482.00 **LoanType:** FHA **Interest Rate:** 6.5
Current Amount: \$127,976.88 **As Of:** 06/01/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): Everhome Mortgage Company
Current Owner: Kirk Collins
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for EverHome Mortgage Company
Grantor (Borrower On Deed of Trust): Kirk Collins

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 4380.00923 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 10-24152

NED Date: 06/08/2010 **Reception #:** 03079106
Original Sale Date: 10/06/2010
Deed of Trust Date: 05/06/2005 **Recording Date:** 06/03/2005 **Reception #:** 2692991
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 9, BEACH'S ADDITION TO THE TOWN OF NEDERLAND, COUNTY OF BOULDER, STATE OF COLORADO

Address: 111 W. Boulder Street, Nederland, CO 80466

Original Note Amt: \$206,400.00 **LoanType:** Conventional **Interest Rate:** 7.35
Current Amount: \$203,390.68 **As Of:** 06/01/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Wesley G. Davis III
Grantee (Lender On Deed of Trust): Long Beach Mortgage Company
Grantor (Borrower On Deed of Trust): Wesley G. Davis III

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 3202.29449 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: 10-24153

NED Date: 06/08/2010 **Reception #:** 03079107
Original Sale Date: 10/06/2010
Deed of Trust Date: 05/06/2005 **Recording Date:** 05/18/2005 **Reception #:** 2688988
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 12, HOLIDAY PARK, FIFTH FILING, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 9 AT PAGE 62, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 31 Gardner Drive, Longmont, CO 80501

Original Note Amt: \$162,500.00 **LoanType:** Conventional **Interest Rate:** 4.904
Current Amount: \$162,552.44 **As Of:** 06/01/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Natanael Delgado and Hortencia Galvez-Fraire
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA
Grantor (Borrower On Deed of Trust): Natanael Delgado and Hortencia Galvez-Fraire

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 3202.29439 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 10-24154

NED Date: 06/08/2010 **Reception #:** 03079108
Original Sale Date: 10/06/2010
Deed of Trust Date: 11/14/2001 **Recording Date:** 11/21/2001 **Reception #:** 2221805
Re-Recording Date **Re-Recorded #:**

Legal: LEGAL DESCRIPTION ATTACHED "EXHIBIT A"

Address: 3805 D Northbrook Dr, Boulder, CO 80304

Original Note Amt: \$197,625.00 **LoanType:** Conventional **Interest Rate:** 6.25
Current Amount: \$170,023.86 **As Of:** 06/01/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: R. Todd Lozano
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA, a federal association
Grantor (Borrower On Deed of Trust): R. Todd Lozano

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Robert J Hopp and Associates LLC
Attorney File Number: 10-02847CO **Phone:** (303)788-9600 **Fax:** (303)531-2136

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Foreclosure Number: 10-24155

NED Date: 06/08/2010 **Reception #:** 03079109
Original Sale Date: 10/06/2010
Deed of Trust Date: 06/24/2004 **Recording Date:** 07/06/2004 **Reception #:** 2604347
Re-Recording Date: **Re-Recorded #:**

Legal: LEGAL DESCRIPTION ATTACHED "EXHIBIT A"

Address: 7477 Singing Hills Drive #F-101, Boulder, CO 80301

Original Note Amt: \$146,250.00 **Loan Type:** Conventional **Interest Rate:** 3.88
Current Amount: \$155,268.24 **As Of:** 06/01/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Karin G. Green
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA, a federal association
Grantor (Borrower On Deed of Trust): Karin G. Green

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Robert J Hopp and Associates LLC

Attorney File Number: 10-02844CO **Phone:** (303)788-9600 **Fax:** (303)531-2136

Foreclosure Number: 10-24156

NED Date: 06/09/2010 **Reception #:** 03079462
Original Sale Date: 10/06/2010
Deed of Trust Date: 09/11/2006 **Recording Date:** 09/19/2006 **Reception #:** 2805903
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 3, FIRST ADDITION TO EDGEWOOD, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 2810 21st Street, Boulder, CO 80304-2708

Original Note Amt: \$344,000.00 **Loan Type:** Conventional **Interest Rate:** 7
Current Amount: \$343,310.68 **As Of:** 06/02/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP
Current Owner: Lesley May Arbour
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): Lesley May Arbour

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1269.05313 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: 10-24157

NED Date: 06/08/2010 **Reception #:** 03079110
Original Sale Date: 10/06/2010
Deed of Trust Date: 08/21/2003 **Recording Date:** 08/29/2003 **Reception #:** 2496065
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, HERITAGE MEADOWS, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 2117 Jordan Place, Boulder, CO 80304

Original Note Amt: \$450,000.00 **LoanType:** CONV **Interest Rate:** 4.75
Current Amount: \$394,773.71 **As Of:** 06/01/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): DLJ Mortgage Capital, Inc.
Current Owner: Bruce W. Gandrud
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA, a federal association
Grantor (Borrower On Deed of Trust): Bruce W. Gandrud

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-11366 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24158

NED Date: 06/08/2010 **Reception #:** 03079111
Original Sale Date: 10/06/2010
Deed of Trust Date: 11/30/2007 **Recording Date:** 11/30/2007 **Reception #:** 2897381
Re-Recording Date **Re-Recorded #:**

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

Address: 1845 Duchess Drive, Longmont, CO 80501-2033

Original Note Amt: \$159,644.00 **LoanType:** FHA **Interest Rate:** 6.875
Current Amount: \$156,006.06 **As Of:** 06/01/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Lloyd McKenzie and Patricia McKenzie and Robert Lutz
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company
Grantor (Borrower On Deed of Trust): Lloyd McKenzie and Patricia McKenzie and Robert Lutz

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-11430 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-24159

NED Date: 06/09/2010 **Reception #:** 03079463
Original Sale Date: 10/06/2010
Deed of Trust Date: 02/25/2008 **Recording Date:** 03/04/2008 **Reception #:** 2913830
Re-Recording Date: **Re-Recorded #:**

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

Address: 3025 Broadway St, C-25, Boulder, CO 80304

Original Note Amt: \$223,000.00 **LoanType:** CONV **Interest Rate:** 5.5
Current Amount: \$219,877.02 **As Of:** 06/02/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Philomena M Seidita
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Wachovia Mortgage, FSB
Grantor (Borrower On Deed of Trust): Philomena M Seidita

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 10-08601 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24160

NED Date: 06/09/2010 **Reception #:** 03079464
Original Sale Date: 10/06/2010
Deed of Trust Date: 05/12/2009 **Recording Date:** 05/20/2009 **Reception #:** 3000921
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 8, BLOCK 2, SLEEPY HOLLOW, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 8 AT PAGE 63, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1114 Sumac St, Longmont, CO 80501-3135

Original Note Amt: \$248,651.00 **LoanType:** FHA **Interest Rate:** 5
Current Amount: \$246,533.34 **As Of:** 06/01/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.
Current Owner: Chris Drake and Brian Mills
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for First Option Lending, LLC
Grantor (Borrower On Deed of Trust): Chris Drake and Brian Mills

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 10-11240 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-24161

NED Date: 06/09/2010 **Reception #:** 03079465
Original Sale Date: 10/06/2010
Deed of Trust Date: 01/16/2009 **Recording Date:** 01/20/2009 **Reception #:** 2974231
Re-Recording Date **Re-Recorded #:**

Legal: SEE EXHIBIT A ATTACHED HERETO.

Address:
Original Note Amt: \$625,000.00 **LoanType:** Conventional **Interest Rate:**
Current Amount: \$625,000.00 **As Of:** 06/01/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): KeyBank National Association
Current Owner: Holiday Neighborhood, LLC
Grantee (Lender On Deed of Trust): Mercantile Mortgage & Trust Corporation
Grantor (Borrower On Deed of Trust): Holiday Neighborhood, LLC

Publication: Times-Call **First Publication Date:** 08/21/2010
Last Publication Date: 09/18/2010

Attorney for Beneficiary: Davis, Graham & Stubbs LLP
Attorney File Number: 110700-0031 **Phone:** (303)892-9400 **Fax:**

Foreclosure Number: 10-24162

NED Date: 06/11/2010 **Reception #:** 03079886
Original Sale Date: 10/13/2010
Deed of Trust Date: 08/09/2005 **Recording Date:** 08/16/2005 **Reception #:** 2713672
Re-Recording Date **Re-Recorded #:**

Legal: LOT 39 AND THE NORTH 1/2 OF LOT 40, BLOCK 8, NORTH LONGMONT, HERETOFORE PLATTED UNDER THE NAME OF HOWZE AND SHIER'S ADDITION TO LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 919 Alta Street, Longmont, CO 80501

Original Note Amt: \$220,000.00 **LoanType:** Conventional **Interest Rate:** 6.75
Current Amount: \$220,000.00 **As Of:** 06/02/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): MorEquity, Inc.
Current Owner: Christopher M. O'Donnell
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. , as nominee for Wilmington Finance, a division of AIG Federal Savings Bank
Grantor (Borrower On Deed of Trust): Christopher M. O'Donnell

Publication: Times-Call **First Publication Date:** 08/28/2010
Last Publication Date: 09/25/2010

Attorney for Beneficiary: Frasca Joiner Goodman and Greenstein PC
Attorney File Number: 7129-4050/O'DONNELL **Phone:** (303)494-3000 **Fax:** (303)494-6309

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Foreclosure Number: 10-24163

NED Date: 06/11/2010 **Reception #:** 03079887
Original Sale Date: 10/13/2010
Deed of Trust Date: 03/28/2003 **Recording Date:** 04/02/2003 **Reception #:** 2419173
Re-Recording Date **Re-Recorded #:**

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

Address: 1230 Tulip Street, Longmont, CO 80501

Original Note Amt: \$160,000.00 **LoanType:** CONV **Interest Rate:** 4.875
Current Amount: \$159,984.65 **As Of:** 06/04/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): PHH Mortgage Corporation
Current Owner: Erin K. West
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Merrill Lynch Credit Corporation
Grantor (Borrower On Deed of Trust) Erin K. West

Publication: Times-Call **First Publication Date:** 08/28/2010
Last Publication Date: 09/25/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-10402 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24169

NED Date: 06/11/2010 **Reception #:** 03079888
Original Sale Date: 10/13/2010
Deed of Trust Date: 08/13/2007 **Recording Date:** 08/23/2007 **Reception #:** 2878263
Re-Recording Date **Re-Recorded #:**

Legal: EXHIBIT A ATTACHED

Address: 780 Delphi Dr, Lafayette, CO 80026

Original Note Amt: \$200,000.00 **LoanType:** Conventional **Interest Rate:** 6.75
Current Amount: \$200,000.00 **As Of:** 06/03/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Ronald E Southworth, and Becky J Johnson
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA
Grantor (Borrower On Deed of Trust) Ronald E Southworth, and Becky J Johnson

Publication: Times-Call **First Publication Date:** 08/28/2010
Last Publication Date: 09/25/2010

Attorney for Beneficiary: Robert J Hopp and Associates LLC

Attorney File Number: 10-02850CO **Phone:** (303)788-9600 **Fax:** (303)531-2136

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Foreclosure Number: 10-24170

NED Date: 06/11/2010 **Reception #:** 03079889
Original Sale Date: 10/13/2010
Deed of Trust Date: 04/29/2004 **Recording Date:** 05/06/2004 **Reception #:** 2584533
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, HEATHERMEADE, FIRST ADDITION TO HEATHERMEADE, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 2786 Riverside Dr, Lyons, CO 80540

Original Note Amt: \$90,000.00 **LoanType:** Conventional **Interest Rate:** 5.99
Current Amount: \$82,689.40 **As Of:** 06/02/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP
Current Owner: William C Paschke and Laura E Paschke
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Universal American Mortgage Company, LLC
Grantor (Borrower On Deed of Trust) William C Paschke and Laura E Paschke

Publication: Times-Call **First Publication Date:** 08/28/2010
Last Publication Date: 09/25/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 1269.05315 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 10-24171

NED Date: 06/11/2010 **Reception #:** 03079890
Original Sale Date: 10/13/2010
Deed of Trust Date: 11/19/1999 **Recording Date:** 11/23/1999 **Reception #:** 2001452
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 11 HOVER ACRES COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1541 Amherst Drive, Longmont, CO 80503

Original Note Amt: \$176,928.00 **LoanType:** Conventional **Interest Rate:** 7.5
Current Amount: \$159,544.63 **As Of:** 06/04/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Bank, NA
Current Owner: Phillip T. Aragon and Marie V. Aragon
Grantee (Lender On Deed of Trust): NorWest Mortgage, Inc.
Grantor (Borrower On Deed of Trust) Phillip T. Aragon and Marie V. Aragon

Publication: Times-Call **First Publication Date:** 08/28/2010
Last Publication Date: 09/25/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 9104.00016 **Phone:** (303)813-1177 **Fax:** (303)813-1107