

Notices of Election and Demand Filed in Boulder County

From July 19, 2010 Through July 23, 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: 10-24256

NED Date: 07/19/2010 **Reception #:** 03086676
Original Sale Date: 11/17/2010
Deed of Trust Date: 07/18/2002 **Recording Date:** 07/25/2002 **Reception #:** 2311331
Re-Recording Date **Re-Recorded #:**

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

Address: 225 E 8th Ave E-1, Longmont, CO 80501

Original Note Amt: \$68,800.00 **LoanType:** CONV **Interest Rate:** 6.75
Current Amount: \$62,307.65 **As Of:** 07/12/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): CitiMortgage, Inc.
Current Owner: Marilyn Marler
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Principal Residential Mortgage, Inc.
Grantor (Borrower On Deed of Trust) Marilyn Marler

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 10-14223 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24257

NED Date: 07/19/2010 **Reception #:** 03086677
Original Sale Date: 11/17/2010
Deed of Trust Date: 11/28/2005 **Recording Date:** 12/06/2005 **Reception #:** 2742303
Re-Recording Date **Re-Recorded #:**

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

Address: 5216 Sunshine Canyon Dr, Boulder, CO 80302

Original Note Amt: \$675,000.00 **LoanType:** CONV **Interest Rate:** 8.9
Current Amount: \$671,013.45 **As Of:** 07/12/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2006-FRE2, Asset Backed Pass-Through Certificates, Series 2006-FRE2
Current Owner: Zoetha Amritam
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Investment & Loan
Grantor (Borrower On Deed of Trust) Zoetha Amritam

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 08-11026R **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-24262

NED Date: 07/20/2010 **Reception #:** 03086862
Original Sale Date: 11/17/2010
Deed of Trust Date: 08/27/2004 **Recording Date:** 08/30/2004 **Reception #:** 2622644
Re-Recording Date **Re-Recorded #:**

Legal: LOT 30, BLOCK 1, REPLAT OF LOTS 29, 30, 31 AND 32, DEVIL'S THUMB SUBDIVISION, FILING NO. 1, THE PLAT OF WHICH IS RECORDED AS PLAN FILE P2, F1 NO. 22, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 2421 Briarwood Drive, Boulder, CO 80305

Original Note Amt: \$495,000.00 **LoanType:** CONV **Interest Rate:** 7
Current Amount: \$484,530.16 **As Of:** 07/13/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): The Bank of New York Mellon FKA The Bank of New York as Successor in Interest to JPMorgan Chase Bank, N.A. as Trustee for FFMLT 04-FF10
Current Owner: Jonathan S. Willett
Grantee (Lender On Deed of Trust): First Franklin Financial Corp., subsidiary of National City Bank of Indiana
Grantor (Borrower On Deed of Trust): Jonathan S. Willett

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 10-14321 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24263

NED Date: 07/20/2010 **Reception #:** 03086863
Original Sale Date: 11/17/2010
Deed of Trust Date: 06/29/2006 **Recording Date:** 07/11/2006 **Reception #:** 2790031
Re-Recording Date **Re-Recorded #:**

Legal: LOT 50, BLOCK 2, HORIZON PARKWAY SUBDIVISION, REPLAT "A", COUNTY OF BOULDER, STATE OF COLORADO.

Address: 2339 Pratt Street, Longmont, CO 80501

Original Note Amt: \$184,400.00 **LoanType:** CONV **Interest Rate:** 6.5
Current Amount: \$184,332.17 **As Of:** 07/13/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): GMAC Mortgage, LLC
Current Owner: Isela Olivas
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for E*Trade Bank.
Grantor (Borrower On Deed of Trust): Isela Olivas

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 10-14226 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-24264

NED Date: 07/20/2010 **Reception #:** 03086864
Original Sale Date: 11/17/2010
Deed of Trust Date: 02/02/2005 **Recording Date:** 02/16/2005 **Reception #:** 2665471
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 6, HOVER ACRES SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAN FILE P6-2-43, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1613 Geneva Circle, Longmont, CO 80503

Original Note Amt: \$210,400.00 **LoanType:** CONV **Interest Rate:** 1
Current Amount: \$223,392.13 **As Of:** 07/13/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWMBS 2005-9
Current Owner: Sai S. Varanasi
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for SCME Mortgage Bankers, Inc., A California Corporation
Grantor (Borrower On Deed of Trust) Sai S. Varanasi

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 10-14340 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24265

NED Date: 07/21/2010 **Reception #:** 03087055
Original Sale Date: 11/17/2010
Deed of Trust Date: 10/01/2004 **Recording Date:** 10/07/2004 **Reception #:** 2633333
Re-Recording Date **Re-Recorded #:**

Legal: LOT 33, BLOCK 1, QUAIL CROSSING, SECOND FILING, P.U.D., COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1504 Lark Bunting Pl, Longmont, CO 80501-8607

Original Note Amt: \$279,200.00 **LoanType:** CONV **Interest Rate:** 2.675
Current Amount: \$304,482.51 **As Of:** 07/14/2010 **Interest Type:** Adjustable

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 2004-29, Mortgage Pass-Through Certificates, Series 2004-29
Current Owner: Danahe Higdon and Yancey B Higdon
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender
Grantor (Borrower On Deed of Trust) Danahe Higdon and Yancey B Higdon

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 10-14435 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-24269

NED Date: 07/23/2010 **Reception #:** 03087536
Original Sale Date: 11/17/2010
Deed of Trust Date: 05/13/2008 **Recording Date:** 05/20/2008 **Reception #:** 2931201
Re-Recording Date **Re-Recorded #:**

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

Address: 1111 Maxwell Avenue #233, Boulder, CO 80304

Original Note Amt: \$210,500.00 **LoanType:** CONV **Interest Rate:** 7.125
Current Amount: \$207,147.83 **As Of:** 07/16/2010 **Interest Type:** Fixed

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

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-14663 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24270

NED Date: 07/23/2010 **Reception #:** 03087537
Original Sale Date: 11/17/2010
Deed of Trust Date: 06/24/2005 **Recording Date:** 07/06/2005 **Reception #:** 2701723
Re-Recording Date **Re-Recorded #:**

Legal: LOT 46, BLOCK 41, GUNBARREL GREEN, AS AMENDED BY INSTRUMENTS RECORDED IN BOOK 1300, PAGES 306 AND 313, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 6932 Cordwood Ct, Boulder, CO 80301

Original Note Amt: \$447,200.00 **LoanType:** CONV **Interest Rate:** 5.875
Current Amount: \$446,972.56 **As Of:** 07/16/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wachovia Bank, National Association, as trustee for J.P. Morgan Mortgage Trust 2005-A6
Current Owner: Mark S Queripel and Theresa D Queripel
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust): Mark S Queripel and Theresa D Queripel

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-14006 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-24271

NED Date: 07/23/2010 **Reception #:** 03087538
Original Sale Date: 11/17/2010
Deed of Trust Date: 03/26/2003 **Recording Date:** 04/01/2003 **Reception #:** 2419067
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 1, SOUTHRIDGE HEIGHTS, COUNTY OF BOULDER, STATE OF COLORADO

Address: 314 Southridge Place, Longmont, CO 80501

Original Note Amt: \$111,100.00 **LoanType:** CONV **Interest Rate:** 6.125
Current Amount: \$100,735.23 **As Of:** 07/16/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): Ixis Real Estate Capital Inc.
Current Owner: Jose Amaya and Loruama Delgado
Grantee (Lender On Deed of Trust): Mortgagemax, Inc.
Grantor (Borrower On Deed of Trust): Jose Amaya and Loruama Delgado

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-14691 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24273

NED Date: 07/20/2010 **Reception #:** 03086865
Original Sale Date: 11/17/2010
Deed of Trust Date: 06/15/2007 **Recording Date:** 06/22/2007 **Reception #:** 2864339
Re-Recording Date **Re-Recorded #:**

Legal: LOT 136, COUNTRY CLUB ESTATES FILING NO. 4, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 5314 Desert Mountain Ct., Boulder, CO 80301

Original Note Amt: \$488,800.00 **LoanType:** Conventional **Interest Rate:** 6.625
Current Amount: \$488,800.00 **As Of:** 06/16/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): Credit Union of Denver
Current Owner: Michael S. Kaplan
Grantee (Lender On Deed of Trust): Colonial National Mortgage, a division of Colonial Savings, F.A.
Grantor (Borrower On Deed of Trust): Michael S. Kaplan

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Harry L. Simon, PC

Attorney File Number: KAPLAN **Phone:** (303)758-6601 **Fax:** (303)758-6540

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Foreclosure Number: 10-24278

NED Date: 07/21/2010 **Reception #:** 03087057
Original Sale Date: 11/17/2010
Deed of Trust Date: 11/21/2006 **Recording Date:** 12/26/2006 **Reception #:** 2825426
Re-Recording Date: **Re-Recorded #:**

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

Address: 1264 Meadow Street, Longmont, CO 80501

Original Note Amt: \$129,000.00 **LoanType:** Conventional **Interest Rate:** 9.125
Current Amount: \$125,896.84 **As Of:** 07/13/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): Aurora Loan Services, LLC
Current Owner: Eleanor F. Ryman and Michael R Ryman
Grantee (Lender On Deed of Trust): Sutton Bank
Grantor (Borrower On Deed of Trust): Eleanor F. Ryman and Michael R Ryman

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 8080.28867 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 10-24279

NED Date: 07/21/2010 **Reception #:** 03087058
Original Sale Date: 11/17/2010
Deed of Trust Date: 04/16/1999 **Recording Date:** 04/20/1999 **Reception #:** 1929707
Re-Recording Date: 12/24/2001 **Re-Recorded #:** 2235321

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 2020 19th Street, Boulder, CO 80302

Original Note Amt: \$283,500.00 **LoanType:** Conventional **Interest Rate:** 7.375
Current Amount: \$240,755.93 **As Of:** 07/13/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): FIRST HORIZON HOME LOANS, a division of FIRST TENNESSEE BANK NATIONAL ASSOCIATION
Current Owner: Charles G. Gee
Grantee (Lender On Deed of Trust): FT MORTGAGE COMPANIES D/B/A SUNBELT NATIONAL MORTGAGE
Grantor (Borrower On Deed of Trust): Charles G. Gee

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 7000.00475 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: 10-24280

NED Date: 07/21/2010 **Reception #:** 03087095
Original Sale Date: 11/17/2010
Deed of Trust Date: 01/17/2007 **Recording Date:** 01/24/2007 **Reception #:** 2831862
Re-Recording Date: **Re-Recorded #:**

Legal: ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF BOULDER, STATE OF COLORADO, BEING KNOWN AND DESIGNATED AS LOT 17B, A REPLAT OF LOT 17, LANCELOT PARK 1ST FILING, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 775 Excalibur St, Lafayette, CO 80026

Original Note Amt: \$116,550.00 **Loan Type:** Conventional **Interest Rate:** 6.25
Current Amount: \$111,928.90 **As Of:** 07/09/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): PNC Mortgage, a division of PNC Bank, NA
Current Owner: Janis R Fausset
Grantee (Lender On Deed of Trust): National City Mortgage a division of National City Bank
Grantor (Borrower On Deed of Trust): Janis R Fausset

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 7575.00154 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 10-24281

NED Date: 07/22/2010 **Reception #:** 03087278
Original Sale Date: 11/17/2010
Deed of Trust Date: 06/25/2003 **Recording Date:** 07/10/2003 **Reception #:** 2468612
Re-Recording Date: **Re-Recorded #:**

Legal: THE NORTH 32 FEET OF LOTS 11 AND 12, BLOCK 19, TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

Address: 317 3rd Ave, Lyons, CO 80540

Original Note Amt: \$233,622.00 **Loan Type:** Conventional **Interest Rate:** 5.125
Current Amount: \$207,435.68 **As Of:** 07/14/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): CitiMortgage, Inc.
Current Owner: Robert G Ribble, Jr.
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Principal Residential Mortgage, Inc.
Grantor (Borrower On Deed of Trust): Robert G Ribble, Jr.

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 1175.13332 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: 10-24282

NED Date: 07/22/2010 **Reception #:** 03087279
Original Sale Date: 11/17/2010
Deed of Trust Date: 08/26/2006 **Recording Date:** 09/15/2006 **Reception #:** 2805181
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address:
Original Note Amt: \$301,846.14 **LoanType:** Conventional **Interest Rate:** 9.13
Current Amount: \$300,468.01 **As Of:** 07/15/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Financial Colorado, Inc.
Current Owner: Kim E Hoekstra
Grantee (Lender On Deed of Trust): Wells Fargo Financial Colorado, Inc.
Grantor (Borrower On Deed of Trust): Kim E Hoekstra

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 9106.00995 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 10-24283

NED Date: 07/23/2010 **Reception #:** 03087539
Original Sale Date: 11/17/2010
Deed of Trust Date: 03/15/2004 **Recording Date:** 04/19/2004 **Reception #:** 2577803
Re-Recording Date **Re-Recorded #:**

Legal: LOT 32, BLOCK 1, QUAIL CROSSING, FIRST FILING, P.U.D., COUNTY OF BOULDER, STATE OF COLORADO

Address: 1213 Button Rock Drive, Longmont, CO 80501
Original Note Amt: \$258,000.00 **LoanType:** Conventional **Interest Rate:** 4.129
Current Amount: \$260,376.11 **As Of:** 07/15/2010 **Interest Type:** Adjustable

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

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Robert J Hopp and Associates LLC
Attorney File Number: 10-03416CO **Phone:** (303)788-9600 **Fax:** (303)531-2136

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Foreclosure Number: 10-24284

NED Date: 07/23/2010 **Reception #:** 03087540
Original Sale Date: 11/17/2010
Deed of Trust Date: 08/31/2004 **Recording Date:** 09/01/2004 **Reception #:** 2623580
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 1601 Great Western Dr, F-1, Longmont, CO 80501

Original Note Amt: \$129,600.00 **Loan Type:** Conventional **Interest Rate:** 6.375
Current Amount: \$133,300.61 **As Of:** 07/14/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): CitiMortgage, Inc.
Current Owner: Robert A. Velasquez and Regina M. Velasquez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Irwin Mortgage Corporation
Grantor (Borrower On Deed of Trust): Robert A. Velasquez and Regina M. Velasquez

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 1175.13325 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 10-24285

NED Date: 07/23/2010 **Reception #:** 03087541
Original Sale Date: 11/17/2010
Deed of Trust Date: 07/21/2005 **Recording Date:** 07/29/2005 **Reception #:** 2708592
Re-Recording Date **Re-Recorded #:**

Legal: LOT 89, INDIAN PEAKS FILING NO. 1, REPLAT A, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO

Address: 385 Lodgewood Lane, Lafayette, CO 80026

Original Note Amt: \$346,400.00 **Loan Type:** Conventional **Interest Rate:** 5.875
Current Amount: \$346,313.80 **As Of:** 07/16/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): Aurora Loan Services, LLC
Current Owner: Dawn M. Tomassoni
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for WINSTAR MORTGAGE PARTNERS, INC.
Grantor (Borrower On Deed of Trust): Dawn M. Tomassoni

Publication: Times-Call **First Publication Date:** 10/02/2010
Last Publication Date: 10/30/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 8080.28876 **Phone:** (303)813-1177 **Fax:** (303)813-1107