

# Notices of Election and Demand Filed in Boulder County

From August 09, 2010 Through August 13, 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:** 10-23773 **Restarted**

**NED Date:** 08/12/2010 **Reception #:** 03091586  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 08/03/2005 **Recording Date:** 08/17/2005 **Reception #:** 2714027  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 9, DODD ESTATES, FIRST FILING, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1486 Serenity Circle, Longmont, CO 80501

**Original Note Amt:** \$240,000.00 **LoanType:** Conventional **Interest Rate:** 5.5  
**Current Amount:** \$239,156.13 **As Of:** 02/12/2010 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Residential Credit Solution  
**Current Owner:** Gregory J. Layson and Tammian M. Layson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Home Mortgage Acceptance, Inc.  
**Grantor (Borrower On Deed of Trust)** Gregory J. Layson and Tammian M. Layson

**Publication:** Times-Call **First Publication Date:** 10/30/2010  
**Last Publication Date:** 11/27/2010

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

**Attorney File Number:** 1720.00053 **Phone:** (303)813-1177 **Fax:** (303)813-1107

**Foreclosure Number:** 10-23856 **Restarted**

**NED Date:** 08/10/2010 **Reception #:** 03091014  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 09/26/2005 **Recording Date:** 10/06/2005 **Reception #:** 2728014  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 51, BLOCK 6, FOX CREEK SUBDIVISION FILING NO. 4, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 645 Deerwood Drive, Longmont, CO 80501

**Original Note Amt:** \$191,200.00 **LoanType:** Conventional **Interest Rate:** 6.25  
**Current Amount:** \$191,078.87 **As Of:** 03/04/2010 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Aurora Loan Services, LLC  
**Current Owner:** Ronald W Diener, Kimberly A Diener  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Lehman Brothers Bank, FSB  
**Grantor (Borrower On Deed of Trust)** Ronald W Diener, Kimberly A Diener

**Publication:** Times-Call **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010

**Attorney for Beneficiary:** Dale Decker LLC

**Attorney File Number:** 10-7523 **Phone:** (720)493-4600 **Fax:** (866)303-8293





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**Foreclosure Number:** 10-24334

**NED Date:** 08/11/2010      **Reception #:** 03091348  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 08/20/2008      **Recording Date:** 09/04/2008      **Reception #:** 2953182  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 5 AND 6, BLOCK 7, IN MURPHY PLACE, AN ADDITION TO LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 224 Roosevelt Avenue, Louisville, CO 80027

**Original Note Amt:** \$259,000.00      **LoanType:** CONV      **Interest Rate:** 6.75  
**Current Amount:** \$253,446.70      **As Of:** 08/04/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CitiMortgage, Inc.  
**Current Owner:** Patrick Joseph Fiore, Jr.  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for WR Starkey Mortgage, L.L.P.  
**Grantor (Borrower On Deed of Trust):** Patrick Joseph Fiore, Jr.

**Publication:** Times-Call      **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010

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

**Attorney File Number:** 10-16170      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 10-24335

**NED Date:** 08/11/2010      **Reception #:** 03091349  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 01/27/2006      **Recording Date:** 02/08/2006      **Reception #:** 2755686  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE NORTH 38.7 FEET OF THE SOUTH 53.6 FEET OF LOT 4, BLOCK 73, LONGMONT, ACCORDING TO THE PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 224 Emery Street, Longmont, CO 80501

**Original Note Amt:** \$82,500.00      **LoanType:** CONV      **Interest Rate:** 7.99  
**Current Amount:** \$82,500.00      **As Of:** 08/04/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** US Bank National Association, as Successor Trustee, to Bank of America, National Association as Successor by Merger to LaSalle Bank National Association, as Trustee, for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates 2006-3  
**Current Owner:** Timothy S Weimer  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Ownit Mortgage Solutions, Inc.  
**Grantor (Borrower On Deed of Trust):** Timothy S Weimer

**Publication:** Times-Call      **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010

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

**Attorney File Number:** 10-16200      **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:** 10-24341

**NED Date:** 08/12/2010      **Reception #:** 03091579  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 02/03/2006      **Recording Date:** 02/13/2006      **Reception #:** 2756384  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 21, BLOCK 5, HILLTOP VILLAGE 2, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 1479 Meeker Drive, Longmont, CO 80501

**Original Note Amt:** \$206,376.00      **LoanType:** FHA      **Interest Rate:** 5.5  
**Current Amount:** \$194,130.36      **As Of:** 08/05/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** MidFirst Bank  
**Current Owner:** Emilio Rivera Alanis and Luz Del Carmen Rivera  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Assurity Financial Services, LLC, a Colorado Limited Liability  
**Grantor (Borrower On Deed of Trust)** Emilio Rivera Alanis and Luz Del Carmen Rivera

**Publication:** Times-Call      **First Publication Date:** 10/30/2010  
**Last Publication Date:** 11/27/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 10-16226      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 10-24342

**NED Date:** 08/12/2010      **Reception #:** 03091580  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 02/18/2005      **Recording Date:** 02/25/2005      **Reception #:** 2667556  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 6, HOLIDAY PARK, SECOND FILING, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 21 Anniversary Ln, Longmont, CO 80501-2807

**Original Note Amt:** \$171,000.00      **LoanType:** CONV      **Interest Rate:** 6.375  
**Current Amount:** \$170,940.13      **As Of:** 08/05/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT 2005-10CB  
**Current Owner:** June A. Manaugh  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender  
**Grantor (Borrower On Deed of Trust)** June A. Manaugh

**Publication:** Times-Call      **First Publication Date:** 10/30/2010  
**Last Publication Date:** 11/27/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 10-16155      **Phone:** (303)865-1400      **Fax:** (303)865-1410

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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:** 10-24343

**NED Date:** 08/12/2010      **Reception #:** 03091581  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 05/18/2006      **Recording Date:** 05/19/2006      **Reception #:** 2777742  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 207, PARK EAST SQUARE, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1179 Monroe Drive #C, Boulder, CO 80303

**Original Note Amt:** \$166,500.00      **LoanType:** CONV      **Interest Rate:** 6.875  
**Current Amount:** \$165,158.37      **As Of:** 08/05/2010      **Interest Type:** Adjustable

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

**Publication:** Times-Call      **First Publication Date:** 10/30/2010  
**Last Publication Date:** 11/27/2010

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

**Attorney File Number:** 10-16124      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 10-24344

**NED Date:** 08/13/2010      **Reception #:** 03091905  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 03/20/2006      **Recording Date:** 03/28/2006      **Reception #:** 2766036\*\*\*  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 25, BLOCK 6, WOLFCREEK 1ST FILING ACCORDING TO THE PLAT RECORDED MARCH 22, 1996 ON FILM 2114 AT RECEPTION NO. 01593411, COUNTY OF BOULDER, STATE OF COLORADO

\*\*\*LOAN MODIFICATION AGREEMENT DATED JANUARY 1, 2010 AND SIGNED BY JUAN J CARMONA AND ANA I CARMONA.

**Address:** 1346 Trail Ridge Road, Longmont, CO 80501

**Original Note Amt:** \$191,200.00      **LoanType:** CONV      **Interest Rate:** 6.5  
**Current Amount:** \$198,765.95      **As Of:** 08/06/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Bank of America, National Association as successor by merger to LaSalle Bank National Association as Trustee for RAMP 2007RP4  
**Current Owner:** Juan J. Carmona and Ana I. Carmona  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial Network Inc.  
**Grantor (Borrower On Deed of Trust):** Juan J. Carmona and Ana I. Carmona

**Publication:** Times-Call      **First Publication Date:** 10/30/2010  
**Last Publication Date:** 11/27/2010

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

**Attorney File Number:** 10-16215      **Phone:** (303)865-1400      **Fax:** (303)865-1410



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**Foreclosure Number:** 10-24348

**NED Date:** 08/11/2010      **Reception #:** 03091350  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 05/26/2005      **Recording Date:** 06/07/2005      **Reception #:** 2694142  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 41, LONGMONT ESTATES GREENS, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1193 Twin Peaks Circle, Longmont, CO 80503

**Original Note Amt:** \$258,373.16      **LoanType:** Conventional      **Interest Rate:** 5.25  
**Current Amount:** \$238,606.15      **As Of:** 08/02/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** FirstBank of Longmont  
**Current Owner:** Warren G. Wieckert  
**Grantee (Lender On Deed of Trust):** FirstBank of Longmont  
**Grantor (Borrower On Deed of Trust):** Warren G. Wieckert

**Publication:** Times-Call      **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010

**Attorney for Beneficiary:** Rothgerber, Johnson & Lyons LLC

**Attorney File Number:** 30348-243      **Phone:** (303)623-9000      **Fax:** (303)623-2222

**Foreclosure Number:** 10-24349

**NED Date:** 08/11/2010      **Reception #:** 03091351  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 03/22/2004      **Recording Date:** 04/02/2004      **Reception #:** 2572336  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 3, ROCK CREEK RANCH FILING NO. 3, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 530 Campo Way, Superior, CO 80027

**Original Note Amt:** \$230,700.00      **LoanType:** Conventional      **Interest Rate:** 5.375  
**Current Amount:** \$202,699.29      **As Of:** 08/02/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association  
**Current Owner:** Nancy C Mahan  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC  
**Grantor (Borrower On Deed of Trust):** Nancy C Mahan

**Publication:** Times-Call      **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010

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

**Attorney File Number:** 10-03696CO      **Phone:** (303)788-9600      **Fax:** (303)531-2136

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**Foreclosure Number:** 10-24350

**NED Date:** 08/11/2010

**Reception #:** 03091352

**Original Sale Date:** 12/08/2010

**Deed of Trust Date:** 02/13/2006

**Recording Date:** 02/24/2006

**Reception #:** 2758742

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 8, BLOCK 2, GRAND VIEW HEIGHTS, SECOND FILING, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 3024 Depo Drive, Longmont, CO 80503

**Original Note Amt:** \$405,000.00

**Loan Type:** Conventional

**Interest Rate:** 6.1

**Current Amount:** \$163,412.25

**As Of:** 08/03/2010

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** Financial Freedom Acquisition LLC

**Current Owner:** Norma Ann Skaggs, co-trustee of the Norma Ann Skaggs Revocable Trust U/A dated March 13, 2001 and Jean M. Selan, co-trustee of the Norma Ann Skaggs Revocable Trust U/A dated March 13, 2001

**Grantee (Lender On Deed of Trust):** GMAC Mortgage Corporation

**Grantor (Borrower On Deed of Trust):** Norma Ann Skaggs, co-trustee of the Norma Ann Skaggs Revocable Trust U/A dated March 13, 2001 and Jean M. Selan, co-trustee of the Norma Ann Skaggs Revocable Trust U/A dated March 13, 2001

**Publication:** Times-Call

**First Publication Date:** 10/23/2010

**Last Publication Date:** 11/20/2010

**Attorney for Beneficiary:** Janeway Law Firm P.C.

**Attorney File Number:** JLF#10622

**Phone:** (303)706-9990

**Fax:** (303)706-9994

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**Foreclosure Number:** 10-24351

**NED Date:** 08/11/2010      **Reception #:** 03091353  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 10/03/2003      **Recording Date:** 10/15/2003      **Reception #:** 2515839  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 8 AND THE WEST 24 FEET OF LOT 9, CARLSON'S SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 1250 Cedar Avenue, Boulder, CO 80304

**Original Note Amt:** \$470,500.00      **LoanType:** Conventional      **Interest Rate:** 4.129  
**Current Amount:** \$470,884.72      **As Of:** 08/03/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Bank of America, National Association successor by merger to LaSalle Bank NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2007-HY1Trust  
**Current Owner:** Donald P Scrimgeour  
**Grantee (Lender On Deed of Trust):** Washington Mutual Bank, FA, a federal association  
**Grantor (Borrower On Deed of Trust):** Donald P Scrimgeour

**Publication:** Times-Call      **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010  
**Attorney for Beneficiary:** Robert J Hopp and Associates LLC  
**Attorney File Number:** 10-03732CO      **Phone:** (303)788-9600      **Fax:** (303)531-2136

**Foreclosure Number:** 10-24352

**NED Date:** 08/11/2010      **Reception #:** 03091354  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 05/30/2003      **Recording Date:** 06/02/2003      **Reception #:** 2449743  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, SHANNON ESTATES, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 9234 Arapahoe Road, Boulder, CO 80303

**Original Note Amt:** \$213,977.00      **LoanType:**      **Interest Rate:**  
**Current Amount:** \$187,450.33      **As Of:** 08/04/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Mortgage, a division of PNC Bank, National Association  
**Current Owner:** Peter Neil Tetreault and Michelle Leigh Poulin  
**Grantee (Lender On Deed of Trust):** CDC Financial Group  
**Grantor (Borrower On Deed of Trust):** Peter Neil Tetreault and Michelle Leigh Poulin

**Publication:** Times-Call      **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010  
**Attorney for Beneficiary:** Law Office of Michael P Medved PC  
**Attorney File Number:** 10-920-16570      **Phone:** (303)274-0155      **Fax:** (303)274-0159

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**Foreclosure Number:** 10-24353

**NED Date:** 08/11/2010      **Reception #:** 03091355  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 11/10/2005      **Recording Date:** 11/16/2005      **Reception #:** 2737985  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 3, COAL CREEK MEADOWS, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 1705 Sussex Street, Lafayette, CO 80026

**Original Note Amt:** \$148,000.00      **LoanType:** Conventional      **Interest Rate:** 7.5  
**Current Amount:** \$151,359.05      **As Of:** 08/04/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Trustee for the Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-1  
**Current Owner:** Barbara Bennett and Gary Bennett  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Ownit Mortgage Solutions, Inc.  
**Grantor (Borrower On Deed of Trust)** Barbara Bennett and Gary Bennett

**Publication:** Times-Call      **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010

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

**Attorney File Number:** 1185.057891      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 10-24354

**NED Date:** 08/11/2010      **Reception #:** 03091356  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 08/31/2005      **Recording Date:** 09/07/2005      **Reception #:** 2720031  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, LANCELOT SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER OUTLOT "C", LANCELOT SUBDIVISION.

**Address:** 1000 Sir Galahad Drive, Lafayette, CO 80026

**Original Note Amt:** \$275,200.00      **LoanType:** Conventional      **Interest Rate:** 7  
**Current Amount:** \$275,196.92      **As Of:** 08/04/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, N.A.  
**Current Owner:** Karen Rice King  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Megastar Financial Corp.  
**Grantor (Borrower On Deed of Trust)** Karen Rice King

**Publication:** Times-Call      **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010

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

**Attorney File Number:** 1616.02848      **Phone:** (303)813-1177      **Fax:** (303)813-1107

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**Foreclosure Number:** 10-24355

**NED Date:** 08/11/2010      **Reception #:** 03091357  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 04/06/2005      **Recording Date:** 05/03/2005      **Reception #:** 2685022  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE SOUTH 120.00 FEET OF LOT 5 ELIZABETH ANN SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 750 Fordham St, Longmont, CO 80503

**Original Note Amt:**      **LoanType:** Conventional      **Interest Rate:** 8.25  
**Current Amount:** \$288,808.36      **As Of:** 08/04/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Back Certificates, Series 2005-FR1  
**Current Owner:** Mary Rose Gutierrez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Fremont Investment & Loan  
**Grantor (Borrower On Deed of Trust)** Mary Rose Gutierrez

**Publication:** Times-Call      **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010

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

**Attorney File Number:** 1616.02851      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 10-24356

**NED Date:** 08/11/2010      **Reception #:** 03091358  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 10/20/2006      **Recording Date:** 10/23/2006      **Reception #:** 2813131  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BLOCK 10, HILLSBOROUGH WEST SUBDIVISION FILING NO. 1, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 678 West Willow Street, Louisville, CO 80027

**Original Note Amt:** \$242,800.00      **LoanType:** Conventional      **Interest Rate:** 7.875  
**Current Amount:** \$241,599.50      **As Of:** 08/04/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Federal National Mortgage Association  
**Current Owner:** Emily Jones and Alex Connelly  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GreenPoint Mortgage Funding, Inc.  
**Grantor (Borrower On Deed of Trust)** Emily Jones and Alex Connelly

**Publication:** Times-Call      **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010

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

**Attorney File Number:** 3030.00027      **Phone:** (303)813-1177      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Boulder County

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**Foreclosure Number:** 10-24357

**NED Date:** 08/11/2010      **Reception #:** 03091359  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 03/01/2007      **Recording Date:** 03/08/2007      **Reception #:** 2840898  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 8, ARAPAHOE RIDGE REPLAT A, AS MODIFIED BY RATIFICATION TO ARAPAHOE RIDGE REPLAT A, RECORDED FEBRUARY 26, 1997 AT RECEPTION NO. 1679601, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1702 Maccullen Dr, Erie, CO 80516-7550

**Original Note Amt:** \$232,000.00      **LoanType:** Conventional      **Interest Rate:** 7.2  
**Current Amount:** \$251,142.69      **As Of:** 08/04/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Jose Luis Gutierrez  
**Grantee (Lender On Deed of Trust):** World Savings Bank, FSB  
**Grantor (Borrower On Deed of Trust):** Jose Luis Gutierrez

**Publication:** Times-Call      **First Publication Date:** 10/23/2010  
**Last Publication Date:** 11/20/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 5600.58086      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 10-24358

**NED Date:** 08/12/2010      **Reception #:** 03091582  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 07/17/2003      **Recording Date:** 07/30/2003      **Reception #:** 2479686  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 45, EQUINOX SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 1465 Periwinkle Drive, Boulder, CO 80304

**Original Note Amt:** \$513,750.00      **LoanType:** Conventional      **Interest Rate:** 4.5  
**Current Amount:** \$501,455.55      **As Of:** 08/05/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** WELLS FARGO BANK, MINNESOTA N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANC OF AMERICA MORTGAGE SECURITIES, INC. MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-I  
**Current Owner:** Townsend H Wardlaw and Julia Kovats Wardlaw  
**Grantee (Lender On Deed of Trust):** Bank of America, N.A.  
**Grantor (Borrower On Deed of Trust):** Townsend H Wardlaw and Julia Kovats Wardlaw

**Publication:** Times-Call      **First Publication Date:** 10/30/2010  
**Last Publication Date:** 11/27/2010

**Attorney for Beneficiary:** Robert J Hopp and Associates LLC  
**Attorney File Number:** 10-03744CO      **Phone:** (303)788-9600      **Fax:** (303)531-2136



# Notices of Election and Demand Filed in Boulder County

From August 09, 2010 Through August 13, 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:** 10-24361

**NED Date:** 08/13/2010      **Reception #:** 03091908  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 08/24/2004      **Recording Date:** 09/02/2004      **Reception #:** 2623907  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 6, HILLSBOROUGH NORTH, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 364 Monarch St, Louisville, CO 80027

**Original Note Amt:** \$210,700.00      **LoanType:** Conventional      **Interest Rate:** 6.375  
**Current Amount:** \$194,576.47      **As Of:** 08/05/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Asset-Backed Certificates, Series 2004-24CB  
**Current Owner:** Caren Baker  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Full Spectrum Lending, Inc.  
**Grantor (Borrower On Deed of Trust)** Caren Baker

**Publication:** Times-Call      **First Publication Date:** 10/30/2010  
**Last Publication Date:** 11/27/2010

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

**Attorney File Number:** 1185.01874      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 10-24362

**NED Date:** 08/12/2010      **Reception #:** 03091585  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 03/22/2007      **Recording Date:** 03/18/2007      **Reception #:** 2856345  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF BOULDER AND STATE OF COLORADO, DESCRIBED AS FOLLOWS. LOT 12, MEADOWVIEW FILING NO.2, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 4103 Hawthorne Place, Longmont, CO 80503

**Original Note Amt:** \$342,000.00      **LoanType:** Conventional      **Interest Rate:** 10.414  
**Current Amount:** \$349,655.48      **As Of:** 08/05/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-5, Mortgage-Backed Pass-Through Certificates Series 2007-5  
**Current Owner:** Dyren D Prum and Peeritt P Prum  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit  
**Grantor (Borrower On Deed of Trust)** Dyren D Prum and Peeritt P Prum

**Publication:** Times-Call      **First Publication Date:** 10/30/2010  
**Last Publication Date:** 11/27/2010

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

**Attorney File Number:** 10-03740CO      **Phone:** (303)788-9600      **Fax:** (303)531-2136



# Notices of Election and Demand Filed in Boulder County

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**Foreclosure Number:** 10-24366

**NED Date:** 08/13/2010

**Reception #:** 03091911

**Original Sale Date:** 12/15/2010

**Deed of Trust Date:** 06/20/2006

**Recording Date:** 06/21/2006

**Reception #:** 2785455

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE EXHIBIT A

**Address:** 260 Ridge Road, Boulder, CO 80303

**Original Note Amt:** \$748,689.34

**LoanType:** Conventional

**Interest Rate:** 6

**Current Amount:** \$710,222.52

**As Of:** 08/05/2010

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** FirstBank of Denver

**Current Owner:** Dodge Meadows

**Grantee (Lender On Deed of Trust):** FirstBank of Denver

**Grantor (Borrower On Deed of Trust):** Dodge Meadows

**Publication:** Times-Call

**First Publication Date:** 10/30/2010

**Last Publication Date:** 11/27/2010

**Attorney for Beneficiary:** Rothgerber, Johnson & Lyons LLC

**Attorney File Number:** 30362-Meadows

**Phone:** (303)623-9000

**Fax:** (303)623-2222