

# Notices of Election and Demand Filed in Boulder County

From August 16, 2010 Through August 20, 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:** 09-23443 **Restarted**

**NED Date:** 08/18/2010 **Reception #:** 03092592  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 01/06/2005 **Recording Date:** 01/19/2005 **Reception #:** 2658880  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** THE LAND REFERRED TO IS SITUATED IN THE, COUNTY OF BOULDER, STATE OF COLORADO, IS DESCRIBED AS FOLLOWS: LOT 2, BLOCK A, TOWN OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 608 E Baseline Rd, Lafayette, CO 80026

**Original Note Amt:** \$202,500.00 **LoanType:** CONV **Interest Rate:** 7.25  
**Current Amount:** \$194,768.82 **As Of:** 11/16/2009 **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 2005-07CB  
**Current Owner:** Don E Tobin  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender  
**Grantor (Borrower On Deed of Trust):** Don E Tobin

**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:** 09-24698 **Phone:** (303)865-1400 **Fax:** (303)865-1410

**Foreclosure Number:** 10-24057 **Restarted**

**NED Date:** 08/18/2010 **Reception #:** 03092593  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 04/27/2007 **Recording Date:** 04/30/2007 **Reception #:** 2852328  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 64, BONANZA MOUNTAIN ESTATES, COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE PLAT OF WHICH IS RECORDED IN PLAN FILE R-1-2-7

**Address:** 178 Bonanza Dr, Nederland, CO 80466

**Original Note Amt:** \$333,600.00 **LoanType:** Conventional **Interest Rate:** 6.375  
**Current Amount:** \$325,362.44 **As Of:** 04/29/2010 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Chase Home Finance LLC  
**Current Owner:** Laurence Bennett and Lori G. Bennett  
**Grantee (Lender On Deed of Trust):** Vault Mortgage Company  
**Grantor (Borrower On Deed of Trust):** Laurence Bennett and Lori G. Bennett

**Publication:** Times-Call **First Publication Date:** 10/30/2010  
**Last Publication Date:** 11/27/2010  
**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 1068.03104 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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**Foreclosure Number:** 10-24324

**NED Date:** 08/19/2010      **Reception #:** 03092909  
**Original Sale Date:** 12/08/2010  
**Deed of Trust Date:** 03/30/2007      **Recording Date:** 04/09/2007      **Reception #:** 2847967  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 12161 Flagg Drive, Lafayette, CO 80026

**Original Note Amt:** \$190,000.00      **LoanType:** CONV      **Interest Rate:** 6.625  
**Current Amount:** \$189,767.07      **As Of:** 07/29/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC Home Loans Servicing, L.P.  
**Current Owner:** Nathan Womack  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc.  
**Grantor (Borrower On Deed of Trust):** Nathan Womack

**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:** 10-11358      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 10-24347

**NED Date:** 08/16/2010      **Reception #:** 03092172  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 04/01/2004      **Recording Date:** 04/29/2004      **Reception #:** 2581715  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 84A, LANCELOT PARK FILING NUMBER 2, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 900 Merlin Drive, Lafayette, CO 80026

**Original Note Amt:** \$159,718.00      **LoanType:** VA      **Interest Rate:** 5  
**Current Amount:** \$144,297.12      **As Of:** 08/09/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC Home Loans Servicing, L.P.  
**Current Owner:** Raymond L Price and Catherine K. Price  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Securitynational Mortgage Company  
**Grantor (Borrower On Deed of Trust):** Raymond L Price and Catherine K. Price

**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:** 10-16406      **Phone:** (303)865-1400      **Fax:** (303)865-1410

# Notices of Election and Demand Filed in Boulder County

From August 16, 2010 Through August 20, 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:** 10-24367

**NED Date:** 08/16/2010      **Reception #:** 03092173  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 11/08/2005      **Recording Date:** 12/05/2005      **Reception #:** 2741869  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, SHERRI MAR SECOND ADDITION, THE PLAT OF WHICH IS RECORDED AS PLAN FILE R2-3-37 AND AS AMENDED BY AFFIDAVIT RECORDED JULY 22, 1971 ON FILM 734 AS RECEPTION NO. 980184, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 3 Sharpe Court, Longmont, CO 80501

**Original Note Amt:** \$180,800.00      **LoanType:** CONV      **Interest Rate:** 6.5  
**Current Amount:** \$172,217.24      **As Of:** 08/05/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC Home Loans Servicing, L.P.  
**Current Owner:** Brad L Harvey  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate Inc.  
**Grantor (Borrower On Deed of Trust):** Brad L Harvey

**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:** 10-16121      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 10-24368

**NED Date:** 08/16/2010      **Reception #:** 03092174  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 04/18/2005      **Recording Date:** 04/21/2005      **Reception #:** 2682048\*\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 24, BLOCK 1, SOUTHRIDGE HEIGHTS, THE PLAT OF WHICH IS RECORDED AS PLAN FILE R10-2-11, COUNTY OF BOULDER, STATE OF COLORADO.

\*\*\*LOAN MODIFICATION AGREEMENT SIGNED BY GRACIELA C GARCIA ON JANUARY 20, 2010.

**Address:** 320 Southridge Place, Longmont, CO 80501

**Original Note Amt:** \$137,837.00      **LoanType:** FHA      **Interest Rate:** 5.75  
**Current Amount:** \$139,173.26      **As Of:** 08/09/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Graciela Carreon Garcia  
**Grantee (Lender On Deed of Trust):** Washington Mutual Bank, FA  
**Grantor (Borrower On Deed of Trust):** Graciela Carreon Garcia

**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:** 10-16452      **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:** 10-24369

**NED Date:** 08/17/2010      **Reception #:** 03092323  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 06/20/2008      **Recording Date:** 06/23/2008      **Reception #:** 2938238  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 20, SOUTHMOOR, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 1004 Kane Dr, Longmont, CO 80501

**Original Note Amt:** \$187,064.00      **LoanType:** FHA      **Interest Rate:** 6.5  
**Current Amount:** \$183,486.95      **As Of:** 08/06/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC Home Loans Servicing, L.P.  
**Current Owner:** Sean M Magley and Jamie K Magley  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Solutions of Colorado, LLC  
**Grantor (Borrower On Deed of Trust)** Sean M Magley and Jamie K Magley

**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:** 10-16275      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 10-24370

**NED Date:** 08/17/2010      **Reception #:** 03092324  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 05/19/2005      **Recording Date:** 05/27/2005      **Reception #:** 2691668  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 9, SKRBINA SUBDIVISION SECOND FILING, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1023 Louisiana Place, Longmont, CO 80501

**Original Note Amt:** \$173,559.00      **LoanType:** FHA      **Interest Rate:** 5.75  
**Current Amount:** \$161,603.70      **As Of:** 08/10/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Bradley J. Nestel and Kelly C. Nestel  
**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.  
**Grantor (Borrower On Deed of Trust)** Bradley J. Nestel and Kelly C. Nestel

**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:** 10-16601      **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:** 10-24371

**NED Date:** 08/18/2010      **Reception #:** 03092587  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 10/25/2004      **Recording Date:** 11/08/2004      **Reception #:** 2641074  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 29, FOX HILL, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 468 Greenwood Lane, Longmont, CO 80501

**Original Note Amt:** \$400,000.00      **Loan Type:** CONV      **Interest Rate:** 7.5  
**Current Amount:** \$397,362.40      **As Of:** 08/11/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. Bank National Association as Trustee for RASC 2004KS12  
**Current Owner:** Cheryl A. Zaruba  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial Network, Inc.  
**Grantor (Borrower On Deed of Trust):** Cheryl A. Zaruba

**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:** 10-16494      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 10-24372

**NED Date:** 08/18/2010      **Reception #:** 03092588  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 09/24/2007      **Recording Date:** 10/05/2007      **Reception #:** 2887788  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOTS 54, 55, AND THE WEST 5 FEET OF LOT 56, IN BLOCK 4, MAPLETON, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 535 Mapleton Ave, Boulder, CO 80304-3987

**Original Note Amt:** \$1,016,000.00      **Loan Type:** CONV      **Interest Rate:** 6.875  
**Current Amount:** \$970,702.32      **As Of:** 08/11/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CitiMortgage, Inc.  
**Current Owner:** Marybeth M. Emerson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for CitiMortgage, Inc.  
**Grantor (Borrower On Deed of Trust):** Marybeth M. Emerson

**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:** 10-16694      **Phone:** (303)865-1400      **Fax:** (303)865-1410



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**Foreclosure Number:** 10-24375

**NED Date:** 08/18/2010      **Reception #:** 03092591  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 12/16/2002      **Recording Date:** 12/31/2002      **Reception #:** 2378571  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 2, LYONS VALLEY PARK FILING NO. 1, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 210 Welch Drive, Lyons, CO 80540

**Original Note Amt:** \$206,000.00      **Loan Type:** CONV      **Interest Rate:** 5.875  
**Current Amount:** \$198,789.88      **As Of:** 08/11/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Chase Home Finance LLC  
**Current Owner:** Judith L. Danduran and Dennis J. Danduran  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for RBC Mortgage Company  
**Grantor (Borrower On Deed of Trust):** Judith L. Danduran and Dennis J. Danduran

**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:** 10-16749      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 10-24376

**NED Date:** 08/16/2010      **Reception #:** 03092175  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 01/10/2003      **Recording Date:** 01/23/2003      **Reception #:** 2387312  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 3, REFILING OF PALO PARK FILING NO. 1, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 2893 Nebrina Place, Boulder, CO 80301

**Original Note Amt:** \$195,200.00      **Loan Type:** Conventional      **Interest Rate:** 5.75  
**Current Amount:** \$131,853.20      **As Of:** 08/06/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CHASE HOME FINANCE, LLC  
**Current Owner:** Andre Frappier  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for WACHOVIA MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** Andre Frappier

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

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 1068.03302      **Phone:** (303)813-1177      **Fax:** (303)813-1107

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**Foreclosure Number:** 10-24377

**NED Date:** 08/16/2010      **Reception #:** 03092176  
**Original Sale Date:** 01/01/1900  
**Deed of Trust Date:** 11/16/2004      **Recording Date:** 12/03/2004      **Reception #:** 2647725  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 2, ROCKMONT HEIGHTS SUBDIVISION, SECOND FILING, THE PLAT OF WHICH IS RECORDED AS PLAN FILE R5-4-4, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 2244 Jewel Street, Longmont, CO 80501

**Original Note Amt:** \$106,000.00      **LoanType:** Conventional      **Interest Rate:** 7.25  
**Current Amount:** \$105,475.00      **As Of:** 08/09/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Donald S. Troup and Judith A. Troup  
**Grantee (Lender On Deed of Trust):** World Savings Bank, FSB  
**Grantor (Borrower On Deed of Trust):** Donald S. Troup and Judith A. Troup

**Publication:** Times-Call      **First Publication Date:**  
**Last Publication Date:**

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 5600.58099      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 10-24378

**NED Date:** 08/16/2010      **Reception #:** 03092178  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 01/06/2005      **Recording Date:** 01/13/2005      **Reception #:** 2658088  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 3, ROCK CREEK RANCH FILING NO. 21, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 3101 Ruby Way, Superior, CO 80027

**Original Note Amt:** \$252,000.00      **LoanType:**      **Interest Rate:**  
**Current Amount:** \$251,365.72      **As Of:** 08/09/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Aurora Loan Services, LLC  
**Current Owner:** Bradley Stephen Hughes  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for CTX Mortgage Company, LLC  
**Grantor (Borrower On Deed of Trust):** Bradley Stephen Hughes

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

**Attorney for Beneficiary:** Dale Decker LLC  
**Attorney File Number:** 10-7904      **Phone:** (720)493-4600      **Fax:** (866)303-8293

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**Foreclosure Number:** 10-24379

**NED Date:** 08/16/2010      **Reception #:** 03092179  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 07/18/2003      **Recording Date:** 07/24/2003      **Reception #:** 2476507  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 7933 Countryside Drive #122, Longmont, CO 80503

**Original Note Amt:** \$97,600.00      **Loan Type:** Conventional      **Interest Rate:** 4.375  
**Current Amount:** \$86,914.65      **As Of:** 08/09/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP  
**Current Owner:** Adrienne Lorantos  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for COUNTRYWIDE HOME LOANS, INC.  
**Grantor (Borrower On Deed of Trust)** Adrienne Lorantos

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

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

**Attorney File Number:** 1269.05634      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 10-24380

**NED Date:** 08/16/2010      **Reception #:** 03092180  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 07/26/2007      **Recording Date:** 08/08/2007      **Reception #:** 2874780  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 1038 Kalmia Ave, Boulder, CO 80304-1744

**Original Note Amt:** \$1,560,000.00      **Loan Type:** Conventional      **Interest Rate:** 7.81  
**Current Amount:** \$1,524,393.89      **As Of:** 08/09/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Jerold Monroe Suffian  
**Grantee (Lender On Deed of Trust):** WORLD SAVINGS BANK, FSB  
**Grantor (Borrower On Deed of Trust)** Jerold Monroe Suffian

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

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

**Attorney File Number:** 5600.58095      **Phone:** (303)813-1177      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Boulder County

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**Foreclosure Number:** 10-24381

**NED Date:** 08/16/2010      **Reception #:** 03092207  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 12/23/2008      **Recording Date:** 03/06/2009      **Reception #:** 2983791  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTCHED LEGAL DESCRIPTION

**Address:** 556 W Arrowhead, Louisville, CO 80027

**Original Note Amt:** \$132,150.00      **LoanType:** Conventional      **Interest Rate:** 5.625  
**Current Amount:** \$129,631.72      **As Of:** 07/28/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** PNC Bank, National Association  
**Current Owner:** Daniel Coronelli and Germaine Coronelli  
**Grantee (Lender On Deed of Trust):** National City Mortgage a division of National City Bank  
**Grantor (Borrower On Deed of Trust):** Daniel Coronelli and Germaine Coronelli

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

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

**Attorney File Number:** 7575.00161      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 10-24382

**NED Date:** 08/17/2010      **Reception #:** 03092325  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 07/28/2005      **Recording Date:** 08/09/2005      **Reception #:** 2711597  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 8, BLOCK 21, TABLE MESA FIRST ADDITION, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1220 Fairfield Street, Boulder, CO 80305

**Original Note Amt:** \$295,200.00      **LoanType:** Conventional      **Interest Rate:** 5.75  
**Current Amount:** \$294,994.94      **As Of:** 08/10/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** HSBC Mortgage Corporation (USA)  
**Current Owner:** Andre Frappier  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Lender, Megastar Financial Corp.  
**Grantor (Borrower On Deed of Trust):** Andre Frappier

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

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

**Attorney File Number:** 10-936-16594      **Phone:** (303)274-0155      **Fax:** (303)274-0159



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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:** 10-24385

**NED Date:** 08/20/2010      **Reception #:** 03093325  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 08/15/2006      **Recording Date:** 09/06/2006      **Reception #:** 2803275  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 3, QUAIL CROSSING FIRST FILING PUD, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1200 Button Rock Dr, Longmont, CO 80501

**Original Note Amt:** \$240,000.00      **LoanType:** CONV      **Interest Rate:** 7.75  
**Current Amount:** \$238,300.07      **As Of:** 08/13/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15  
**Current Owner:** Ken P. Beecher and Lorraine Bullock  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin A Division of National City Bank  
**Grantor (Borrower On Deed of Trust)** Ken P. Beecher and Lorraine Bullock

**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:** 10-16641      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 10-24386

**NED Date:** 08/20/2010      **Reception #:** 03093326  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 07/28/2003      **Recording Date:** 08/04/2003      **Reception #:** 2482276  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 1059 Emerson Gulch Road, Boulder, CO 80302

**Original Note Amt:** \$263,800.00      **LoanType:** CONV      **Interest Rate:** 4.75  
**Current Amount:** \$169,191.31      **As Of:** 08/12/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** First Horizon Home Loans, a division of First Tennessee Bank National Association  
**Current Owner:** Robert Poulson  
**Grantee (Lender On Deed of Trust):** Boulder West Financial Services, Inc.  
**Grantor (Borrower On Deed of Trust)** Robert Poulson

**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:** 10-14119      **Phone:** (303)865-1400      **Fax:** (303)865-1410



# Notices of Election and Demand Filed in Boulder County

From August 16, 2010 Through August 20, 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:** 10-24391

**NED Date:** 08/20/2010      **Reception #:** 03093329  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 04/14/2009      **Recording Date:** 04/24/2009      **Reception #:** 2994639  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** Lot 3A, Block 1, Quiet Retreat NUPUD Replat A, County of Boulder, State of Colorado.

together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

**Address:** 7100 Quiet Retreat Court, Boulder, CO 80503

**Original Note Amt:** \$4,068,145.62      **LoanType:** Conventional      **Interest Rate:** 9.750  
**Current Amount:** \$5,153,394.69      **As Of:**      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Home State Bank  
**Current Owner:** Jack Pease  
**Grantee (Lender On Deed of Trust):** Home State Bank  
**Grantor (Borrower On Deed of Trust):** Jack Pease

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

**Attorney for Beneficiary:** Liggett, Smith, Wilson & Johnson P.C.

**Attorney File Number:** 09-17      **Phone:** (970)482-9770      **Fax:** (970)482-0339

**Foreclosure Number:** 10-24393

**NED Date:** 08/20/2010      **Reception #:** 03093330  
**Original Sale Date:** 12/15/2010  
**Deed of Trust Date:** 10/25/2002      **Recording Date:** 10/31/2002      **Reception #:** 2351841  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 63, BLOCK 3, YEAGER GARDEN GREENS 2ND FILING, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1931 Yeager Drive, Longmont, CO 80501

**Original Note Amt:** \$210,600.00      **LoanType:** CONV      **Interest Rate:** 6.625  
**Current Amount:** \$189,920.97      **As Of:** 08/12/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Northwest United Federal Credit Union  
**Current Owner:** Donald L. Graham and Kathleen P. Graham  
**Grantee (Lender On Deed of Trust):** Northwest United Federal Credit Union  
**Grantor (Borrower On Deed of Trust):** Donald L. Graham and Kathleen P. Graham

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

**Attorney for Beneficiary:** Hellerstein and Shore PC

**Attorney File Number:** 10-00296SH      **Phone:** (303)573-1080      **Fax:** (303)571-1271

