

Notices of Election and Demand Filed in Boulder County

From August 02, 2010 Through August 06, 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: 10-24308

NED Date: 08/02/2010 **Reception #:** 03089094
Original Sale Date: 12/01/2010
Deed of Trust Date: 10/10/2002 **Recording Date:** 11/12/2002 **Reception #:** 2355938
Re-Recording Date: **Re-Recorded #:**

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

Address: 4543 Starboard Dr, Boulder, CO 80301

Original Note Amt: \$264,000.00 **LoanType:** CONV **Interest Rate:** 6.125
Current Amount: \$235,467.00 **As Of:** 07/26/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): CitiMortgage, Inc.
Current Owner: Ricky Clay and Michele Clay
Grantee (Lender On Deed of Trust): ABN AMRO Mortgage Group, Inc.
Grantor (Borrower On Deed of Trust): Ricky Clay and Michele Clay

Publication: Times-Call **First Publication Date:** 10/16/2010
Last Publication Date: 11/13/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-15356 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24309

NED Date: 08/03/2010 **Reception #:** 03089386
Original Sale Date: 12/01/2010
Deed of Trust Date: 02/26/2004 **Recording Date:** 03/12/2004 **Reception #:** 2565712
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 12, BLOCK 4, MUMFORD HEIGHTS SUBDIVISION 2ND FILING, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 124 Mumford Avenue, Longmont, CO 80501

Original Note Amt: \$132,400.00 **LoanType:** CONV **Interest Rate:** 6
Current Amount: \$137,957.27 **As Of:** 07/27/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2004-4
Current Owner: Gilbert Montoya
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Stonecreek Funding Corporation
Grantor (Borrower On Deed of Trust): Gilbert Montoya

Publication: Times-Call **First Publication Date:** 10/16/2010
Last Publication Date: 11/13/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-15326 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-24310

NED Date: 08/03/2010 **Reception #:** 03089387
Original Sale Date: 12/01/2010
Deed of Trust Date: 12/15/2005 **Recording Date:** 12/23/2005 **Reception #:** 2746690
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 2, CREEKSIDE II, SIXTH FILING, THE PLAT OF WHICH IS RECORDED AS PLAN FILE R41-4-8, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 2127 Pintail Drive, Longmont, CO 80504

Original Note Amt: \$549,000.00 **LoanType:** CONV **Interest Rate:** 7
Current Amount: \$542,621.54 **As Of:** 07/27/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2006-4
Current Owner: John Petersen and Debra Petersen
Grantee (Lender On Deed of Trust): Home123 Corporation
Grantor (Borrower On Deed of Trust): John Petersen and Debra Petersen

Publication: Times-Call **First Publication Date:** 10/16/2010
Last Publication Date: 11/13/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 08-01739R **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24311

NED Date: 08/03/2010 **Reception #:** 03089388
Original Sale Date: 12/01/2010
Deed of Trust Date: 04/30/2004 **Recording Date:** 05/11/2004 **Reception #:** 2586016
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BARRETT-KLEIN SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1852 Lincoln Drive, Longmont, CO 80501

Original Note Amt: \$145,000.00 **LoanType:** CONV **Interest Rate:** 7.24
Current Amount: \$141,313.92 **As Of:** 07/27/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-6
Current Owner: Jose Arteaga
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Stonecreek Funding Corporation
Grantor (Borrower On Deed of Trust): Jose Arteaga

Publication: Times-Call **First Publication Date:** 10/16/2010
Last Publication Date: 11/13/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 10-15300 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-24312

NED Date: 08/03/2010 **Reception #:** 03089389
Original Sale Date: 12/01/2010
Deed of Trust Date: 08/12/2003 **Recording Date:** 08/19/2003 **Reception #:** 2490018
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 1, LAKESHORE PARK, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 838 Lakeshore Drive, Boulder, CO 80302

Original Note Amt: \$232,655.00 **LoanType:** CONV **Interest Rate:** 3.875
Current Amount: \$207,466.52 **As Of:** 07/27/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.
Current Owner: David M. Basch and Heather A. Lobdell
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc.
Grantor (Borrower On Deed of Trust): David M. Basch and Heather A. Lobdell

Publication: Times-Call **First Publication Date:** 10/16/2010
Last Publication Date: 11/13/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-15380 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24313

NED Date: 08/04/2010 **Reception #:** 03089758
Original Sale Date: 12/01/2010
Deed of Trust Date: 05/28/2004 **Recording Date:** 06/14/2004 **Reception #:** 2597177
Re-Recording Date **Re-Recorded #:**

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

Address: 4819 White Rock Court Unit G, Boulder, CO 80301

Original Note Amt: \$122,400.00 **LoanType:** CONV **Interest Rate:** 5.5
Current Amount: \$111,421.72 **As Of:** 07/28/2010 **Interest Type:** Adjustable

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

Publication: Times-Call **First Publication Date:** 10/16/2010
Last Publication Date: 11/13/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-15428 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-24314

NED Date: 08/04/2010 **Reception #:** 03089759
Original Sale Date: 12/01/2010
Deed of Trust Date: 07/29/2005 **Recording Date:** 09/29/2005 **Reception #:** 2725894
Re-Recording Date: **Re-Recorded #:**

Legal: THE NORTH 50 FEET OF LOT 7, BLOCK 3, TOWN OF LONGMONT, ACCORDING TO THE RECORD PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 845 Atwood Street, Longmont, CO 80501

Original Note Amt: \$225,211.00 **LoanType:** FHA **Interest Rate:** 5.5
Current Amount: \$210,286.28 **As Of:** 07/28/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): Chase Home Finance LLC
Current Owner: Sarah A. Hubbard and Cornelis F. Vugts
Grantee (Lender On Deed of Trust): Bay Creek Mortgage, a Michigan Corporation
Grantor (Borrower On Deed of Trust): Sarah A. Hubbard and Cornelis F. Vugts

Publication: Times-Call **First Publication Date:** 10/16/2010
Last Publication Date: 11/13/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-15332 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24315

NED Date: 08/04/2010 **Reception #:** 03089760
Original Sale Date: 12/01/2010
Deed of Trust Date: 05/06/2005 **Recording Date:** 05/10/2005 **Reception #:** 2686538
Re-Recording Date: **Re-Recorded #:**

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

Address: 4883 White Rock Circle #14A, Boulder, CO 80301

Original Note Amt: \$122,000.00 **LoanType:** CONV **Interest Rate:** 6.25
Current Amount: \$114,899.44 **As Of:** 07/28/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-30CB Mortgage Pass-Through Certificates, Series 2005-30CB
Current Owner: Linda Ilseman Iggi
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for High Peaks Mortgage
Grantor (Borrower On Deed of Trust): Linda Ilseman Iggi

Publication: Times-Call **First Publication Date:** 10/16/2010
Last Publication Date: 11/13/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-15436 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-24320

NED Date: 08/03/2010 **Reception #:** 03089391
Original Sale Date: 12/01/2010
Deed of Trust Date: 09/26/2005 **Recording Date:** 10/03/2005 **Reception #:** 2726518
Re-Recording Date **Re-Recorded #:**

Legal: LOT 60 AND THE EASTERLY 4 FEET OF LOT 59, BLOCK 3, YEAGER GARDEN GREENS, 2ND FILING, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 921 Herman Place, Longmont, CO 80501

Original Note Amt: \$184,000.00 **Loan Type:** Conventional **Interest Rate:** 5.875
Current Amount: \$183,841.33 **As Of:** 07/27/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): Aurora Loan Services, LLC
Current Owner: Federico Hernandez and Rodrigo Hernandez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Lehman Brothers Bank, FSB
Grantor (Borrower On Deed of Trust): Federico Hernandez and Rodrigo Hernandez

Publication: Times-Call **First Publication Date:** 10/16/2010
Last Publication Date: 11/13/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 8080.28895 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 10-24321

NED Date: 08/03/2010 **Reception #:** 03089392
Original Sale Date: 12/01/2010
Deed of Trust Date: 01/07/2008 **Recording Date:** 01/22/2008 **Reception #:** 2906153
Re-Recording Date **Re-Recorded #:**

Legal: LOT 78, BARRETT-KLEIN SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1924 Lincoln St, Longmont, CO 80501

Original Note Amt: \$208,500.00 **Loan Type:** Conventional **Interest Rate:** 6.25
Current Amount: \$203,679.40 **As Of:** 07/27/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): EverHome Mortgage Company
Current Owner: Sergio Garcia and Laura Yanez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for EverBank
Grantor (Borrower On Deed of Trust): Sergio Garcia and Laura Yanez

Publication: Times-Call **First Publication Date:** 10/16/2010
Last Publication Date: 11/13/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 4380.00968 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: 10-24324

NED Date: 08/05/2010

Reception #:

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: 10-24325

NED Date: 08/06/2010

Reception #: 03090393

Original Sale Date: 12/08/2010

Deed of Trust Date: 03/02/2007

Recording Date: 03/09/2007

Reception #: 2841438

Re-Recording Date

Re-Recorded #:

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

Address: 1320 Venice Street, Longmont, CO 80501

Original Note Amt: \$160,000.00

LoanType: CONV

Interest Rate: 6.375

Current Amount: \$160,000.00

As Of: 07/30/2010

Interest Type: Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.

Current Owner: Janene M. DiGregorio

Grantee (Lender On Deed of Trust): Colorado Mortgage Alliance, LLC

Grantor (Borrower On Deed of Trust) Janene M. DiGregorio

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: 10-15773

Phone: (303)865-1400

Fax: (303)865-1410

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Foreclosure Number: 10-24326

NED Date: 08/06/2010 **Reception #:** 03090394
Original Sale Date: 12/08/2010
Deed of Trust Date: 07/09/2003 **Recording Date:** 07/16/2003 **Reception #:** 2471993
Re-Recording Date **Re-Recorded #:**

Legal: LOT 5, BLOCK 17, WESTLAKE MANORS SUBDIVISION, FILING NO. 10, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 2046 Falcon Drive, Longmont, CO 80503

Original Note Amt: \$282,400.00 **LoanType:** CONV **Interest Rate:** 5.5
Current Amount: \$252,952.08 **As Of:** 07/30/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): Ixis Real Estate Capital Inc.
Current Owner: Amy L. Stoehr and Jeffrey C. Stoehr
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Market Street Mortgage Corporation
Grantor (Borrower On Deed of Trust) Amy L. Stoehr and Jeffrey C. Stoehr

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: 10-15665 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-24328

NED Date: 08/06/2010 **Reception #:** 03090395
Original Sale Date: 12/08/2010
Deed of Trust Date: 02/12/1999 **Recording Date:** 02/25/1999 **Reception #:** 1909210
Re-Recording Date **Re-Recorded #:**

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

Address: 1856 Hauck Street, Erie, CO 80516

Original Note Amt: \$191,250.00 **LoanType:** CONV **Interest Rate:** 6.875
Current Amount: \$156,267.34 **As Of:** 07/30/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Marian E. Keane
Grantee (Lender On Deed of Trust): CH Mortgage Company I, Ltd.
Grantor (Borrower On Deed of Trust) Marian E. Keane

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: 10-15776 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-24332

NED Date: 08/04/2010 **Reception #:** 03089764
Original Sale Date: 03/16/2011
Deed of Trust Date: 12/28/2004 **Recording Date:** 01/11/2005 **Reception #:** 2657451
Re-Recording Date **Re-Recorded #:**

Legal: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Address:

Original Note Amt: \$147,000.00 **LoanType:** Conventional **Interest Rate:** 10.25
Current Amount: \$147,000.00 **As Of:** 07/19/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): First American Title Insurance Company
Current Owner: E&M Land, LLC
Grantee (Lender On Deed of Trust): Montegra Capital Resources, Ltd. a Colorado corporation
Grantor (Borrower On Deed of Trust): E&M Land, LLC

Publication: Times-Call **First Publication Date:** 01/29/2011
Last Publication Date: 02/26/2011

Attorney for Beneficiary: Karsh, Fulton, Gabler & Joseph PC

Attorney File Number: **Phone:** (303)759-9669 **Fax:** (303)782-0902

Foreclosure Number: 10-24333

NED Date: 08/04/2010 **Reception #:** 03089765
Original Sale Date: 12/01/2010
Deed of Trust Date: 08/15/2003 **Recording Date:** 09/10/2003 **Reception #:** 2500481
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 8969 Nelson Rd, Longmont, CO 80501

Original Note Amt: \$550,000.00 **LoanType:** Conventional **Interest Rate:** 4
Current Amount: \$550,000.00 **As Of:** 07/27/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, N.A.
Current Owner: Adelio John Martinez and Celia B. Martinez and Cynthia Lynn Martinez
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA
Grantor (Borrower On Deed of Trust): Adelio John Martinez and Celia B. Martinez and Cynthia Lynn Martinez

Publication: Times-Call **First Publication Date:** 10/16/2010
Last Publication Date: 11/13/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1068.01167 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: 10-24338

NED Date: 08/06/2010

Reception #: 03090398

Original Sale Date: 12/08/2010

Deed of Trust Date: 01/05/2007

Recording Date: 01/22/2007

Reception #: 2831170

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 4, ERIE VILLAGE, SECOND FILING, COUNTY OF BOULDER, STATE OF COLORADO

Address: 1339 Washburn St, Erie, CO 80516

Original Note Amt: \$464,000.00

LoanType: Conventional

Interest Rate: 6.6

Current Amount: \$463,934.55

As Of: 07/30/2010

Interest Type: Adjustable

Current Lender (Beneficiary): Bank of America, National Association

Current Owner: Steven Toot and Tanya Toot

Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA

Grantor (Borrower On Deed of Trust): Steven Toot and Tanya Toot

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: 10-03697CO

Phone: (303)788-9600

Fax: (303)531-2136