

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23163

NED Date: 09/21/2009 **Reception #:** 03030902
Original Sale Date: 01/20/2010
Deed of Trust Date: 04/20/2004 **Recording Date:** 04/27/2004 **Reception #:** 2580534
Re-Recording Date **Re-Recorded #:**

Legal: LOT 92, MEADOWVIEW FILING NUMBER 4, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO
ALSO KNOWN AS: 733 ARROWWOOD STREET, LONGMONT COLORADO

Address: 737 Arrowwood Street, Longmont, CO 80503

Original Note Amt: \$212,000.00 **LoanType:** CONV **Interest Rate:** 4.625
Current Amount: \$211,585.74 **As Of:** 09/03/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): Flagstar Bank, FSB
Current Owner: Lorraine Scott
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for New Horizons Mortgage Company, LLC.
Grantor (Borrower On Deed of Trust) Lorraine Scott

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-18331 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23165

NED Date: 09/21/2009 **Reception #:** 03030903
Original Sale Date: 01/20/2010
Deed of Trust Date: 09/27/2006 **Recording Date:** 10/16/2006 **Reception #:** 2811877
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 1, ROCK CREEK RANCH FILING NO 9B, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1816 Estabrook Way, Superior, CO 80027

Original Note Amt: \$72,560.00 **LoanType:** CONV **Interest Rate:** 8.5
Current Amount: \$62,185.41 **As Of:** 09/03/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank
Current Owner: Margaret M Patterson and Silvio James Troisi
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust) Margaret M. Patterson and Silvio James Troisi

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-18845 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23166

NED Date: 09/22/2009 **Reception #:** 03031083
Original Sale Date: 01/20/2010
Deed of Trust Date: 10/10/2006 **Recording Date:** 10/25/2006 **Reception #:** 2813812
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, LESS THE SOUTHERLY 2.25 FEET, BLOCK 8, SUNNYVALE FILING NO. 3, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 638 Mount Evans St, Longmont, CO 80501

Original Note Amt: \$151,920.00 **LoanType:** CONV **Interest Rate:** 11.55
Current Amount: \$150,448.96 **As Of:** 09/08/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): US Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, 2006-BC6
Current Owner: Policarpio Torrez and Adriana Garcia
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for BNC Mortgage, Inc., a Delaware Corporation
Grantor (Borrower On Deed of Trust) Policarpio Torrez and Adriana Garcia

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-17617 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23167

NED Date: 09/22/2009 **Reception #:** 03031084
Original Sale Date: 01/20/2010
Deed of Trust Date: 10/06/2004 **Recording Date:** 10/18/2004 **Reception #:** 2635606***
Re-Recording Date **Re-Recorded #:**

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

** LOAN MODIFICATION AGREEMENT SIGNED BY DONALD R COLE AND MARILYN R COLE ON DECEMBER 6, 2007
**

Address: 7826 Hygiene Rd, Longmont, CO 80503-9155

Original Note Amt: \$273,000.00 **LoanType:** CONV **Interest Rate:** 1
Current Amount: \$304,446.81 **As Of:** 09/04/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.
Current Owner: Donald R Cole and Marilyn R Cole
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, a Division of Treasury Bank, N.A.
Grantor (Borrower On Deed of Trust) Donald R Cole and Marilyn R Cole

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-20776 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23173

NED Date: 09/22/2009 **Reception #:** 03031089
Original Sale Date: 01/20/2010
Deed of Trust Date: 03/15/2005 **Recording Date:** 03/21/2005 **Reception #:** 2673134
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 60, WEST BOULDER, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2 AT PAGE 48, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 520 Pearl St, Boulder, CO 80302

Original Note Amt: \$624,000.00 **LoanType:** Conventional **Interest Rate:** 7.000
Current Amount: \$624,000.00 **As Of:** 09/08/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): US Bank National Association, as successor in interest to Wachovia Bank, NA as Trustee for GSAA Home Equity Trust 2005-14
Current Owner: Mark Anderson
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) Mark Anderson

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 9106.00111 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 09-23174

NED Date: 09/23/2009 **Reception #:** 03031439
Original Sale Date: 01/20/2010
Deed of Trust Date: 03/14/2005 **Recording Date:** 03/30/2005 **Reception #:** 2675975
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 2, QUAIL CROSSING, THIRD FILING P.U.D., COUNTY OF BOULDER, STATE OF COLORADO.

Address: 931 Morning Dove Dr, Longmont, CO 80501

Original Note Amt: \$253,000.00 **LoanType:** Conventional **Interest Rate:** 5.171
Current Amount: \$273,316.80 **As Of:** 09/08/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Jeffrey D McBride
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA, a federal association
Grantor (Borrower On Deed of Trust) Jeffrey D McBride

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010

Attorney for Beneficiary: Robert J Hopp and Associates LLC

Attorney File Number: 09-03722RH **Phone:** (303)788-9600 **Fax:** (303)531-2136

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23183

NED Date: 09/21/2009 **Reception #:** 03030909
Original Sale Date: 01/20/2010
Deed of Trust Date: 06/14/2005 **Recording Date:** 06/24/2005 **Reception #:** 2698800
Re-Recording Date: **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 379 James Canyon Dr., Jamestown, CO 80455

Original Note Amt: \$405,000.00 **LoanType:** Conventional **Interest Rate:** 5.533
Current Amount: \$435,294.80 **As Of:** 09/14/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Co as trustee for WaMu Mortgage Pass-Through Certificates
Series 2005-AR13 Trust
Current Owner: Nedra Sue Ryan
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA, a federal association
Grantor (Borrower On Deed of Trust): Nedra Sue Ryan

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 2302.00244 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 09-23193

NED Date: 09/21/2009 **Reception #:** 03030905
Original Sale Date: 01/20/2010
Deed of Trust Date: 08/16/2007 **Recording Date:** 08/16/2007 **Reception #:** 2876619
Re-Recording Date: **Re-Recorded #:**

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

Address: 523 2nd Avenue, Lyons, CO 80540

Original Note Amt: \$198,000.00 **LoanType:** CONV **Interest Rate:** 6.625
Current Amount: \$197,587.12 **As Of:** 09/14/2009 **Interest Type:** Fixed

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

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-22215 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23194

NED Date: 09/22/2009 **Reception #:** 03031091
Original Sale Date: 01/20/2010
Deed of Trust Date: 03/24/2004 **Recording Date:** 03/28/2004 **Reception #:** 2569898
Re-Recording Date **Re-Recorded #:**

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

Address: 1503 Friar Tuck Court, Lafayette, CO 80026

Original Note Amt: \$202,817.01 **LoanType:** FHA **Interest Rate:** 5.875
Current Amount: \$198,337.52 **As Of:** 09/15/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): Bank of America, National Association
Current Owner: Jose Salcedo Cardenas
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp.
Grantor (Borrower On Deed of Trust) Jose Salcedo Cardenas

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-22380 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23195

NED Date: 09/23/2009 **Reception #:** 03031443
Original Sale Date: 01/20/2010
Deed of Trust Date: 11/27/2006 **Recording Date:** 11/29/2006 **Reception #:** 2820746
Re-Recording Date **Re-Recorded #:**

Legal: THE FOLLOWING DESCRIBED LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF BOULDER AND STATE OF COLORADO, TO WIT:
LOT 6, NORWOOD SUBDIVISION, BOULDER, COLORADO.

Address: 1895 Norwood Ave, Boulder, CO 80304

Original Note Amt: \$421,577.02 **LoanType:** CONV **Interest Rate:** 7.928
Current Amount: \$418,994.76 **As Of:** 09/15/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): Beneficial Mortgage Co. of Colorado
Current Owner: John G. Taussig, Jr.
Grantee (Lender On Deed of Trust): Beneficial Mortgage Co. Of Colorado
Grantor (Borrower On Deed of Trust) John G. Taussig, Jr.

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-18718 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23196

NED Date: 09/23/2009 **Reception #:** 03031444
Original Sale Date: 01/20/2010
Deed of Trust Date: 02/28/1996 **Recording Date:** 02/29/1996 **Reception #:** 01587282
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, AND THE NORTH 9 FEET OF LOT 10, BLOCK 2, MORGAN & WEGNER RESUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 946 Grant Street, Longmont, CO 80501

Original Note Amt: \$127,500.00 **LoanType:** VA **Interest Rate:** 7
Current Amount: \$99,547.00 **As Of:** 09/16/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Sally Ann Vinke and Dean C. Vinke
Grantee (Lender On Deed of Trust): Norwest Mortgage, Inc.
Grantor (Borrower On Deed of Trust): Sally Ann Vinke and Dean C. Vinke

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-22483 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23197

NED Date: 09/23/2009 **Reception #:** 03031445
Original Sale Date: 01/20/2010
Deed of Trust Date: 03/08/2001 **Recording Date:** 03/14/2001 **Reception #:** 2127514
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 13, PARK RIDGE (FIRST FILING), ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 120 Elk Place, Longmont, CO 80501

Original Note Amt: \$122,350.00 **LoanType:** CONV **Interest Rate:** 8.375
Current Amount: \$112,001.55 **As Of:** 09/16/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): Select Portfolio Servicing, Inc.
Current Owner: Daniel B. Loftin and Leslie A. Loftin
Grantee (Lender On Deed of Trust): First Franklin Financial Corporation
Grantor (Borrower On Deed of Trust): Daniel B. Loftin and Leslie A. Loftin

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-22412 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23200

NED Date: 09/23/2009 **Reception #:** 03031448
Original Sale Date: 01/20/2010
Deed of Trust Date: 01/28/2005 **Recording Date:** 02/02/2005 **Reception #:** 2662433
Re-Recording Date: **Re-Recorded #:**

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

Address: 1239 Warrior Way, Lafayette, CO 80026

Original Note Amt: \$142,000.00 **Loan Type:** CONV **Interest Rate:** 7.39
Current Amount: \$134,570.77 **As Of:** 09/14/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC MORTGAGE SERVICES INC
Current Owner: Barbara Skadberg Chavez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc.
A California Corporation
Grantor (Borrower On Deed of Trust): Barbara Skadberg Chavez

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-19770 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23201

NED Date: 09/23/2009 **Reception #:** 03031450
Original Sale Date: 01/20/2010
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.

Address: 320 Southridge Place, Longmont, CO 80501

Original Note Amt: \$137,837.00 **Loan Type:** FHA **Interest Rate:** 5.75
Current Amount: \$134,450.24 **As Of:** 09/16/2009 **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:** 12/05/2009
Last Publication Date: 01/02/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-22600 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23202

NED Date: 09/24/2009 **Reception #:** 03031764
Original Sale Date: 01/27/2010
Deed of Trust Date: 07/27/2006 **Recording Date:** 08/01/2006 **Reception #:** 2794816
Re-Recording Date **Re-Recorded #:**

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

Address: 7211 S. Boulder Road, Boulder, CO 80303

Original Note Amt: \$200,000.00 **LoanType:** CONV **Interest Rate:** 6.75
Current Amount: \$193,774.92 **As Of:** 09/16/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Frederick Daniel Krohn III
Grantee (Lender On Deed of Trust): Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust): Frederick Daniel Krohn III

Publication: Times-Call **First Publication Date:** 12/12/2009
Last Publication Date: 01/09/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-22606 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23203

NED Date: 09/24/2009 **Reception #:** 03031765
Original Sale Date: 01/27/2010
Deed of Trust Date: 05/15/2006 **Recording Date:** 05/31/2006 **Reception #:** 2779987
Re-Recording Date **Re-Recorded #:**

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

Address: 4895 Twin Lakes Road Unit 12, Boulder, CO 80301

Original Note Amt: \$122,400.00 **LoanType:** CONV **Interest Rate:** 6.75
Current Amount: \$118,837.02 **As Of:** 09/14/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.
Current Owner: Judy Dian Cagle
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Megastar Financial Corp.
Grantor (Borrower On Deed of Trust): Judy Dian Cagle

Publication: Times-Call **First Publication Date:** 12/12/2009
Last Publication Date: 01/09/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-19861 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23206

NED Date: 09/23/2009

Reception #: 03031449

Original Sale Date: 01/20/2010

Deed of Trust Date: 12/14/2006

Recording Date: 06/08/2007

Reception #: 2861202

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 2, SOUTHMOOR PARK THIRD FILING, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 848 Missouri Avenue, Longmont, CO 80501

Original Note Amt: \$192,600.00

Loan Type: Conventional

Interest Rate: 8.5000

Current Amount: \$191,173.80

As Of: 09/15/2009

Interest Type: Adjustable

Current Lender (Beneficiary): CitiMortgage, Inc.

Current Owner: John A Gomez and Theresa Dorian and David Dorian

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for FIRST NLC
FINANCIAL SERVICES, LLC, DBA THE LENDING CENTER

Grantor (Borrower On Deed of Trust) John A Gomez and Theresa Dorian and David Dorian

Publication: Times-Call

First Publication Date: 12/05/2009

Last Publication Date: 01/02/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1175.12461

Phone: (303)813-1177

Fax: (303)813-1107

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23209

NED Date: 09/22/2009

Reception #: 03031097

Original Sale Date: 01/20/2010

Deed of Trust Date: 08/03/2005

Recording Date: 08/08/2005

Reception #: 2711474

Re-Recording Date

Re-Recorded #:

Legal: THE SOUTH 27 1/3 FEET OF THE EAST 135 FEET OF LOT 7, AND THE NORTH 28 1/3 FEET OF THE EAST 135 FEET OF LOT 8, BLOCK 10, LONGMONT ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 841 Bross St., Longmont, CO 80501

Original Note Amt: \$127,200.00

Loan Type: Conventional

Interest Rate: 6.825

Current Amount: \$126,015.25

As Of: 09/04/2009

Interest Type: Adjustable

Current Lender (Beneficiary): The Bank of New York Mellon (fka The Bank of New York) on behalf of CIT Mortgage Loan Trust 2007-1

Current Owner: Frank Paniagua

Grantee (Lender On Deed of Trust): MERS as Nominee for BNC Mortgage, Inc.

Grantor (Borrower On Deed of Trust): Frank Paniagua

Publication: Times-Call

First Publication Date: 12/05/2009

Last Publication Date: 01/02/2010

Attorney for Beneficiary: the Law Firm of John A Lobus

Attorney File Number: VERICREST V PANIAGUA **Phone:** (303)232-5606

Fax: (303)237-0686

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23210

NED Date: 09/25/2009 **Reception #:** 03032066
Original Sale Date: 01/27/2010
Deed of Trust Date: 02/06/2007 **Recording Date:** 02/07/2007 **Reception #:** 2835061
Re-Recording Date **Re-Recorded #:**

Legal: PARCEL A:

LOTS 2 AND 3, BLOCK 1, CENTENNIAL VALLEY BUSINESS PARK, FILING NO.1, COUNTY OF BOULDER, STATE OF COLORADO

PARCEL B:

NONEXCLUSIVE EASEMENTS FOR THE PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND ACCESS AND THE PARKING OF PASSENGER VEHICLES AS SET FORTH AND MORE FULLY DESCRIBED IN THE DECLARATION OF RECIPROCAL PARKING AND ACCESS EASEMENTS RECORDED OCTOBER 12, 2004 AT RECEPTION NO. 2634276, IN THE COUNTY OF BOULDER, STATE OF COLORADO.

Address: 400 Centennial Parkway, Louisville, CO 80027

Original Note Amt: \$5,370,000.00 **LoanType:** Conventional **Interest Rate:** 5.85
Current Amount: \$5,370,000.00 **As Of:** 09/11/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): WBCMT 2007-C31 CENTENNIAL PARKWAY LLC
Current Owner: CRE 400 CENTENNIAL LLC
Grantee (Lender On Deed of Trust): NOMURA CREDIT & CAPITAL, INC.
Grantor (Borrower On Deed of Trust) CRE 400 CENTENNIAL LLC

Publication: Times-Call **First Publication Date:** 12/12/2009
Last Publication Date: 01/09/2010

Attorney for Beneficiary: Holland & Hart LLP

Attorney File Number: CRE 400 CENTENNIAL LLC **Phone:** (719)475-7330 **Fax:** (800)718-4694

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23211

NED Date: 09/23/2009 **Reception #:** 03031451
Original Sale Date: 01/20/2010
Deed of Trust Date: 04/05/2007 **Recording Date:** 04/11/2007 **Reception #:** 2848695
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 11, BLOCK 3, HORIZON WEST SUBDIVISION, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1606 Jamison Place, Longmont, CO 80501

Original Note Amt: \$207,200.00 **Loan Type:** Conventional **Interest Rate:** 6.750
Current Amount: \$202,426.69 **As Of:** 09/15/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): CitiMortgage, Inc.
Current Owner: James J. Clements, III and Angela D. Clements
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for BOULDER WEST FINANCIAL SERVICES, INC.
Grantor (Borrower On Deed of Trust): James J. Clements, III and Angela D. Clements

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 1175.12472 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 09-23212

NED Date: 09/23/2009 **Reception #:** 03031452
Original Sale Date: 01/20/2010
Deed of Trust Date: 04/12/2007 **Recording Date:** 04/25/2007 **Reception #:** 2851520
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 16, BLOCK 4, HEATHERWOOD, FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 4734 Essex Court, Boulder, CO 80301

Original Note Amt: \$284,000.00 **Loan Type:** Conventional **Interest Rate:** 7.500
Current Amount: \$293,675.08 **As Of:** 09/15/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): AURORA LOAN SERVICES LLC
Current Owner: Victoria Landerman
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): Victoria Landerman

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP
Attorney File Number: 8080.28317 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23213

NED Date: 09/23/2009 **Reception #:** 03031453
Original Sale Date: 01/20/2010
Deed of Trust Date: 06/11/2004 **Recording Date:** 06/16/2004 **Reception #:** 2598004
Re-Recording Date **Re-Recorded #:**

Legal: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

Address: 2841 Whitetail Circle, Lafayette, CO 80026

Original Note Amt: \$180,000.00 **LoanType:** Conventional **Interest Rate:** 5.250
Current Amount: \$179,577.84 **As Of:** 09/15/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): Aurora Loan Services, LLC
Current Owner: Kara S Safriet
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) Kara S Safriet

Publication: Times-Call **First Publication Date:** 12/05/2009
Last Publication Date: 01/02/2010

Attorney for Beneficiary: Dale Decker LLC

Attorney File Number: 09-6922 **Phone:** (720)493-4600 **Fax:** (866)303-8293

Foreclosure Number: 09-23214

NED Date: 09/24/2009 **Reception #:** 03031766
Original Sale Date: 01/27/2010
Deed of Trust Date: 06/26/2007 **Recording Date:** 07/11/2007 **Reception #:** 2868327
Re-Recording Date **Re-Recorded #:**

Legal: ALL THAT CERTAIN PARCEL OF LAND SITUATED AND LOCATED IN THE COUNTY OF BOULDER, STATE OF COLORADO, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 4, BLOCK 3, HERITAGE SUBDIVISION FILING NO. 1, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 634 W Dahlia St, Louisville, CO 80027

Original Note Amt: \$299,250.00 **LoanType:** Conventional **Interest Rate:** 8.750
Current Amount: \$298,239.19 **As Of:** 09/16/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE, FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12
Current Owner: Scott Harmon
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for COUNTRYWIDE HOME LOANS, INC.
Grantor (Borrower On Deed of Trust) Scott Harmon

Publication: Times-Call **First Publication Date:** 12/12/2009
Last Publication Date: 01/09/2010

Attorney for Beneficiary: Robert J Hopp and Associates LLC

Attorney File Number: 09-03741RH **Phone:** (303)788-9600 **Fax:** (303)531-2136

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23215

NED Date: 09/24/2009

Reception #: 03031767

Original Sale Date: 01/27/2010

Deed of Trust Date: 05/28/2004

Recording Date: 06/02/2004

Reception #: 2592666

Re-Recording Date

Re-Recorded #:

Legal: LOT 2, BLOCK 1, LEE PARK, SECOND FILING, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1069 Townley Circle, Longmont, CO 80501

Original Note Amt: \$139,200.00

Loan Type: Conventional

Interest Rate: 5.625

Current Amount: \$135,131.44

As Of: 09/16/2009

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: Kellen Smith

Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for AMERICA'S WHOLESALE LENDER

Grantor (Borrower On Deed of Trust) Kellen Smith

Publication: Times-Call

First Publication Date: 12/12/2009

Last Publication Date: 01/09/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1269.036875

Phone: (303)813-1177

Fax: (303)813-1107

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23220

NED Date: 09/25/2009 **Reception #:** 03032068
Original Sale Date: 01/27/2010
Deed of Trust Date: 08/31/2005 **Recording Date:** 10/04/2005 **Reception #:** 2727034****
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, BLOCK 6, THE VALLEY, THE PLAT OF WHICH RECORDED AS PLAN FILE 12-3-26, COUNTY OF BOULDER, STATE OF COLORADO.

***LOAN MODIFICATION AGREEMENT DATED SEPTEMBER 15, 2008.

Address: 732 Hayden Court, Longmont, CO 80503

Original Note Amt: \$159,200.00 **LoanType:** Conventional **Interest Rate:** 5.875
Current Amount: \$162,437.05 **As Of:** 09/18/2009 **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 2006-BC2
Current Owner: Ryan Earl Coapland
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) Ryan Earl Coapland

Publication: Times-Call **First Publication Date:** 12/12/2009
Last Publication Date: 01/09/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1269.03881 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Foreclosure Number: 09-23221

NED Date: 09/25/2009 **Reception #:** 03032069
Original Sale Date: 01/27/2010
Deed of Trust Date: 11/20/2003 **Recording Date:** 12/02/2003 **Reception #:** 2534112
Re-Recording Date **Re-Recorded #:**

Legal: LOT 15, MEADOWVIEW FILING NO. 9, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 4001 Honeysuckle Way, Longmont, CO 80503

Original Note Amt: \$244,000.00 **LoanType:** Conventional **Interest Rate:** 5.125
Current Amount: \$243,999.90 **As Of:** 09/17/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): AURORA LOAN SERVICES LLC
Current Owner: Netra Pokhrel and Dipendra Pokhrel
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) Netra Pokhrel and Dipendra Pokhrel

Publication: Times-Call **First Publication Date:** 12/12/2009
Last Publication Date: 01/09/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 8080.28318 **Phone:** (303)813-1177 **Fax:** (303)813-1107

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23226

NED Date: 09/25/2009 **Reception #:** 03032071
Original Sale Date: 01/27/2010
Deed of Trust Date: 09/11/2007 **Recording Date:** 07/03/2008 **Reception #:** 2941043
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 21, BLOCK 11, REPLAT OF LAFAYETTE PARK SUBDIVISION, FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO

Address: 103 Starline Avenue, Lafayette, CO 80026

Original Note Amt: \$230,000.00 **LoanType:** CONV **Interest Rate:** 7.973
Current Amount: \$227,900.35 **As Of:** 09/14/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): US Bank NA, ND
Current Owner: Miguel V. Trujillo and Wendy P. Trujillo
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Irwin Union Bank and Trust Company
Grantor (Borrower On Deed of Trust): Miguel V. Trujillo and Wendy P. Trujillo

Publication: Times-Call **First Publication Date:** 12/12/2009
Last Publication Date: 01/09/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-20055 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23227

NED Date: 09/25/2009 **Reception #:** 03032072
Original Sale Date: 01/27/2010
Deed of Trust Date: 03/14/2006 **Recording Date:** 04/14/2006 **Reception #:** 2770130
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 5, GRACE MAR SUBDIVISION, FIRST ADDITION, THE PLAT OF WHICH IS RECORDED AS PLAN FILE R 1-2-8, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 454 King St, Louisville, CO 80026

Original Note Amt: \$121,500.00 **LoanType:** CONV **Interest Rate:** 7.750
Current Amount: \$121,434.36 **As Of:** 09/17/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): JP Morgan Chase Bank N.A.
Current Owner: Paul Haberstroh
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust): Paul Haberstroh

Publication: Times-Call **First Publication Date:** 12/12/2009
Last Publication Date: 01/09/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-09104 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Notices of Election and Demand Filed in Boulder County

From September 21, 2009 Through September 25, 2009

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: 09-23228

NED Date: 09/25/2009 **Reception #:** 03032074
Original Sale Date: 01/27/2010
Deed of Trust Date: 05/25/2006 **Recording Date:** 06/06/2006 **Reception #:** 2781580
Re-Recording Date **Re-Recorded #:**

Legal: LOT 2, BLOCK 3, AMENDED PLAT OF NELSON PARK, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 650 Nelson Park Ln, Longmont, CO 80503

Original Note Amt: \$193,200.00 **LoanType:** CONV **Interest Rate:** 7
Current Amount: \$193,021.39 **As Of:** 09/17/2009 **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 2006-23CB, Mortgage Pass-Through Certificates, Series 2006-23CB
Current Owner: Timothy Fleming and Deborah Fleming
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender
Grantor (Borrower On Deed of Trust) Timothy Fleming and Deborah Fleming

Publication: Times-Call **First Publication Date:** 12/12/2009
Last Publication Date: 01/09/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-22332 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23229

NED Date: 09/25/2009 **Reception #:** 03032075
Original Sale Date: 01/27/2010
Deed of Trust Date: 07/15/2005 **Recording Date:** 08/25/2005 **Reception #:** 2716665
Re-Recording Date **Re-Recorded #:**

Legal: LOT 31, TRACT 2, BIG ELK MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 91 Hickory Drive, Lyons, CO 80540

Original Note Amt: \$156,750.00 **LoanType:** CONV **Interest Rate:** 7.49
Current Amount: \$154,520.66 **As Of:** 09/18/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): US Bank National Association as Trustee for RASC 2005AHL2
Current Owner: Karen Jane Smith
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc. A California Corporation
Grantor (Borrower On Deed of Trust) Karen Jane Smith

Publication: Times-Call **First Publication Date:** 12/12/2009
Last Publication Date: 01/09/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-22239 **Phone:** (303)865-1400 **Fax:** (303)865-1410

