

# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 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:** 08-22077 **Restarted**

**NED Date:** 09/04/2009 **Reception #:** 03028463  
**Original Sale Date:** 01/06/2010  
**Deed of Trust Date:** 07/07/2006 **Recording Date:** 07/17/2006 **Reception #:** 2791209  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 16, BLOCK 16, PARK RIDGE THIRD FILING - REPLAT "A", COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 1092 Ponderosa Circle, Longmont, CO 80501

**Original Note Amt:** \$180,000.00 **LoanType:** CONV **Interest Rate:** 2.25  
**Current Amount:** \$189,695.05 **As Of:** 11/06/2008 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Deutsche Bank National Trust Company, as Trustee on Behalf of the Harbor View Mortgage Trust 2006-9 Trust Fund  
**Current Owner:** Kara L Gonzalez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Megastar Financial Corp.  
**Grantor (Borrower On Deed of Trust):** Kara L Gonzalez

**Publication:** Times-Call **First Publication Date:** 11/21/2009  
**Last Publication Date:** 12/19/2009  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 08-19738 **Phone:** (303)865-1400 **Fax:** (303)865-1410

**Foreclosure Number:** 09-22346 **Restarted**

**NED Date:** 09/01/2009 **Reception #:** 03027356  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 06/27/2003 **Recording Date:** 07/03/2003 **Reception #:** 2466109  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 4, STROH HEIGHTS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 8 AT PAGE 61, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1427 Tulip Street, Longmont, CO 80501

**Original Note Amt:** \$212,005.00 **LoanType:** FHA **Interest Rate:** 5.375  
**Current Amount:** \$192,972.29 **As Of:** 02/06/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Leonardo Bautista and Rosa E. Ascencio  
**Grantee (Lender On Deed of Trust):** Premier Mortgage Group, LLC,  
**Grantor (Borrower On Deed of Trust):** Leonardo Bautista and Rosa E. Ascencio

**Publication:** Times-Call **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-00278 **Phone:** (303)865-1400 **Fax:** (303)865-1410

# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 2009

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**Foreclosure Number:** 09-22513 **Restarted**

**NED Date:** 08/31/2009 **Reception #:** 03027154  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 02/24/2006 **Recording Date:** 03/01/2006 **Reception #:** 2759636\*\*\*  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOTS 89 AND 89A, SHANAHAN RIDGE FIVE, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

\*\*\*LOAN MODIFICATION AGREEMENT SIGNED BY RICK SATIE AND SABINE SATIE ON OCTOBER 9, 2007.

**Address:** 3720 Smuggler Place, Boulder, CO 80305

**Original Note Amt:** \$344,694.00 **LoanType:** FHA **Interest Rate:** 6  
**Current Amount:** \$350,395.27 **As Of:** 03/25/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** GMAC Mortgage, LLC  
**Current Owner:** Rick Satie and Sabine Satie  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for America's Mortgage, LLC, A Limited Liability Company  
**Grantor (Borrower On Deed of Trust)** Rick Satie and Sabine Satie

**Publication:** Times-Call **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-02780 **Phone:** (303)865-1400 **Fax:** (303)865-1410

**Foreclosure Number:** 09-23052

**NED Date:** 08/31/2009 **Reception #:** 03027149  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 01/18/2005 **Recording Date:** 01/26/2005 **Reception #:** 2660570  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 400 N Finch Avenue, Lafayette, CO 80026

**Original Note Amt:** \$366,750.00 **LoanType:** FHA **Interest Rate:** 4.3200  
**Current Amount:** \$149,091.33 **As Of:** 08/14/2009 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Financial Freedom Aquisition LLC  
**Current Owner:** Carol S. Missey  
**Grantee (Lender On Deed of Trust):** Financial Freedom Senior Funding Corporation, a subsidiary of Indymac Bank, F.S.B.  
**Grantor (Borrower On Deed of Trust)** Carol S. Missey

**Publication:** Times-Call **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009  
**Attorney for Beneficiary:** Janeway Law Firm P.C.  
**Attorney File Number:** 7702 **Phone:** (303)706-9990 **Fax:** (303)706-9994

# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 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:** 09-23076

**NED Date:** 08/31/2009      **Reception #:** 03027150  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 11/02/1998      **Recording Date:** 11/10/1998      **Reception #:** 1868768  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 9, FIRST ADDITION TO HIGHLAND PARK, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 335 30th Street, Boulder, CO 80303

**Original Note Amt:** \$100,000.00      **LoanType:** CONV      **Interest Rate:** 6.625  
**Current Amount:** \$84,235.50      **As Of:** 08/14/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC Home Loans Servicing, L.P.  
**Current Owner:** Paula F. Moseley and Carl M. Moseley  
**Grantee (Lender On Deed of Trust):** Crowder Mortgage Corporation  
**Grantor (Borrower On Deed of Trust):** Paula F. Moseley and Carl M. Moseley

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009

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

**Attorney File Number:** 09-18620      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23077

**NED Date:** 08/31/2009      **Reception #:** 03027151  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 06/15/2006      **Recording Date:** 07/18/2006      **Reception #:** 2791380\*\*\*  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 51, BLOCK 4, ROCK CREEK RANCH FILING NO. 19, COUNTY OF BOULDER, STATE OF COLORADO.

\*\*\*LOAN MODIFICATION AGREEMENT SIGNED BY ANDREA L LUONI ON FEBRUARY 5, 2009

**Address:** 2841 Silver Place, Superior, CO 80027

**Original Note Amt:** \$464,800.00      **LoanType:** CONV      **Interest Rate:** 1  
**Current Amount:** \$524,943.94      **As Of:** 08/14/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** GMAC Mortgage, LLC  
**Current Owner:** Andrea L Luoni and Kurt K Luoni  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc.  
**Grantor (Borrower On Deed of Trust):** Andrea L Luoni and Kurt K Luoni

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009

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

**Attorney File Number:** 09-16791      **Phone:** (303)865-1400      **Fax:** (303)865-1410



# Notices of Election and Demand Filed in Boulder County

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**Foreclosure Number: 09-23080**

**NED Date:** 09/01/2009      **Reception #:** 03027350  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 07/14/2006      **Recording Date:** 07/18/2006      **Reception #:** 2791444  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 625 Manhattan Pl Unit 211, Boulder, CO 80303

**Original Note Amt:** \$116,415.00      **LoanType:** CONV      **Interest Rate:** 8.125  
**Current Amount:** \$116,415.00      **As Of:** 08/17/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS11  
**Current Owner:** Timothy M. Magee, Jr. and Kimberly Sue Magee  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Premier Mortgage Group, L.L.C.  
**Grantor (Borrower On Deed of Trust)** Timothy M. Magee, Jr. and Kimberly Sue Magee

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-16758      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number: 09-23081**

**NED Date:** 09/01/2009      **Reception #:** 03027351  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 03/17/2008      **Recording Date:** 03/21/2008      **Reception #:** 2917755  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4 BLOCK 1, PARK RIDGE THIRD FILING, COUNTY OF BOULDER, STATE OF COLORADO

\*\*\*DEED OF TRUST SIGNED BY JASON ROY HOFF

**Address:** 402 Tungsten Place, Longmont, CO 80501

**Original Note Amt:** \$133,119.00      **LoanType:** FHA      **Interest Rate:** 5.875  
**Current Amount:** \$131,373.71      **As Of:** 08/17/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** GMAC Mortgage, LLC  
**Current Owner:** Jason Roy Huff and Tanya Lynell Huff  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for GMAC Mortgage, LLC f/k/a GMAC Mortgage Corporation  
**Grantor (Borrower On Deed of Trust)** Jason Roy Huff and Tanya Lynell Huff\*\*\*

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-17775      **Phone:** (303)865-1400      **Fax:** (303)865-1410

# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 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:** 09-23082

**NED Date:** 09/01/2009      **Reception #:** 03027352  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 08/12/2002      **Recording Date:** 08/21/2002      **Reception #:** 2321848  
**Re-Recording Date:**      **Re-Recorded #:**

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

**Address:** 1307 Gay Street, Longmont, CO 80501

**Original Note Amt:** \$156,000.00      **LoanType:** CONV      **Interest Rate:** 6.5  
**Current Amount:** \$142,790.27      **As Of:** 08/17/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC Home Loans Servicing, L.P.  
**Current Owner:** Michael L. McCary  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, An Arizona Corporation  
**Grantor (Borrower On Deed of Trust):** Michael L. McCary

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009

**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-19845      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23083

**NED Date:** 09/01/2009      **Reception #:** 03027353  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 09/01/2004      **Recording Date:** 09/09/2004      **Reception #:** 2625829  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 2, SPRING VALLEY PHASE FOUR, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1242 Reserve Street, Longmont, CO 80501-2670

**Original Note Amt:** \$309,600.00      **LoanType:** CONV      **Interest Rate:** 7.75  
**Current Amount:** \$307,117.81      **As Of:** 08/17/2009      **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 2004-09  
**Current Owner:** Michael W Boden and Wendy S Boden  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender  
**Grantor (Borrower On Deed of Trust):** Michael W Boden and Wendy S Boden

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009

**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-17009      **Phone:** (303)865-1400      **Fax:** (303)865-1410

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**Foreclosure Number:** 09-23084

**NED Date:** 09/02/2009      **Reception #:** 03027856  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 11/16/2006      **Recording Date:** 11/27/2006      **Reception #:** 2820093  
**Re-Recording Date:**      **Re-Recorded #:**

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

**Address:** 225 East 8th Avenue Unit E14, Longmont, CO 80501

**Original Note Amt:** \$110,000.00      **Loan Type:** CONV      **Interest Rate:** 8.5  
**Current Amount:** \$109,701.80      **As Of:** 08/17/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Deutsche Bank National Trust Company, as Trustee on Behalf of Morgan Stanley Home Equity Loan Trust 2007-2 Mortgage Pass Through Certificates, Series 2007-2  
**Current Owner:** Richard Dias  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for First NLC Financial Services, LLC, DBA The Lending Center  
**Grantor (Borrower On Deed of Trust)** Richard Dias

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-17180      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23085

**NED Date:** 09/02/2009      **Reception #:** 03027857  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 08/05/2003      **Recording Date:** 08/14/2003      **Reception #:** 2488371  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 1, ROCK CREEK RANCH FILING NO. 4A, COUNTY OF BOULDER, STATE OF COLORADO.  
EXCEPT MINERAL RESERVATIONS OF RECORD.

**Address:** 1487 South Siebert Court, Superior, CO 80027

**Original Note Amt:** \$297,050.00      **Loan Type:** CONV      **Interest Rate:** 4  
**Current Amount:** \$265,185.92      **As Of:** 08/17/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Central Mortgage Company  
**Current Owner:** Brandon Culter and Dori Lane Culter  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC  
**Grantor (Borrower On Deed of Trust)** Brandon Culter and Dori Lane Culter

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-17301      **Phone:** (303)865-1400      **Fax:** (303)865-1410

# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 2009

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**Foreclosure Number:** 09-23086

**NED Date:** 09/02/2009      **Reception #:** 03027859  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 03/05/2008      **Recording Date:** 03/11/2008      **Reception #:** 2915848  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 28, BLOCK 1, HORIZON PARKWAY SUBDIVISION, REPLAT "B", COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 2145 Squires Street, Longmont, CO 80501

**Original Note Amt:** \$209,000.00      **LoanType:** VA      **Interest Rate:** 5.875  
**Current Amount:** \$206,372.92      **As Of:** 08/18/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Dustin E. Taylor and Sara J. Taylor  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network, Inc., a Delaware Corporation  
**Grantor (Borrower On Deed of Trust)** Dustin E. Taylor and Sara J. Taylor

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-19905      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23087

**NED Date:** 09/03/2009      **Reception #:** 03028119  
**Original Sale Date:** 01/06/2010  
**Deed of Trust Date:** 03/06/2002      **Recording Date:** 03/08/2002      **Reception #:** 2263054  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 19, BLOCK 8, MEADOWLARK FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 2101 Sumac Street, Longmont, CO 80501

**Original Note Amt:** \$120,000.00      **LoanType:** CONV      **Interest Rate:** 7  
**Current Amount:** \$109,282.17      **As Of:** 08/19/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** CitiMortgage, Inc.  
**Current Owner:** Leigh R Anderson  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank  
**Grantor (Borrower On Deed of Trust)** Leigh R Anderson

**Publication:** Times-Call      **First Publication Date:** 11/21/2009  
**Last Publication Date:** 12/19/2009  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-19972      **Phone:** (303)865-1400      **Fax:** (303)865-1410



# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 2009

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**Foreclosure Number:** 09-23090

**NED Date:** 09/03/2009      **Reception #:** 03028122  
**Original Sale Date:** 01/06/2010  
**Deed of Trust Date:** 04/12/2004      **Recording Date:** 04/20/2004      **Reception #:** 2578419  
**Re-Recording Date:**      **Re-Recorded #:**

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

**Address:** 1156 Meadow St, Longmont, CO 80501

**Original Note Amt:** \$108,707.00      **LoanType:** CONV      **Interest Rate:** 5.625  
**Current Amount:** \$101,284.58      **As Of:** 08/19/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Gerardo Duarte Sonora and Adela Rodriguez  
**Grantee (Lender On Deed of Trust):** Washington Mutual Bank, FA  
**Grantor (Borrower On Deed of Trust):** Gerardo Duarte Sonora and Adela Rodriguez

**Publication:** Times-Call      **First Publication Date:** 11/21/2009  
**Last Publication Date:** 12/19/2009

**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-20271      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23091

**NED Date:** 09/04/2009      **Reception #:** 03028450  
**Original Sale Date:** 01/06/2010  
**Deed of Trust Date:** 04/08/2003      **Recording Date:** 04/25/2003      **Reception #:** 2431824  
**Re-Recording Date:**      **Re-Recorded #:**

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

**Address:** 2207 Emery St D, Longmont, CO 80501

**Original Note Amt:** \$134,584.00      **LoanType:** CONV      **Interest Rate:** 7.21  
**Current Amount:** \$126,312.21      **As Of:** 08/20/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, N.A.  
**Current Owner:** Laureen S Horn AKA Laureen S Abrahamson  
**Grantee (Lender On Deed of Trust):** Bank One, N.A.  
**Grantor (Borrower On Deed of Trust):** Laureen S Horn AKA Laureen S Abrahamson

**Publication:** Times-Call      **First Publication Date:** 11/21/2009  
**Last Publication Date:** 12/19/2009

**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-13486      **Phone:** (303)865-1400      **Fax:** (303)865-1410

# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 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:** 09-23092

**NED Date:** 09/04/2009      **Reception #:** 03028451  
**Original Sale Date:** 04/21/2010  
**Deed of Trust Date:** 03/09/1998      **Recording Date:** 03/16/1998      **Reception #:** 1781192  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 15484 Redstone Ct, Longmont, CO 80503-9182

**Original Note Amt:** \$138,000.00      **LoanType:** CONV      **Interest Rate:** 7.5  
**Current Amount:** \$98,522.42      **As Of:** 08/20/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Bank of Oklahoma, NA, and formerly known as BancOklahoma Mortgage Corporation  
**Current Owner:** Thomas M Abbott  
**Grantee (Lender On Deed of Trust):** Source One Mortgage Services Corporation  
**Grantor (Borrower On Deed of Trust):** Thomas M Abbott

**Publication:** Times-Call      **First Publication Date:** 03/06/2010  
**Last Publication Date:** 03/06/2010

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

**Attorney File Number:** 09-15509      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23093

**NED Date:** 09/04/2009      **Reception #:** 03028452  
**Original Sale Date:** 01/06/2010  
**Deed of Trust Date:** 12/30/2003      **Recording Date:** 01/07/2004      **Reception #:** 2545559  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 185, DOLL HOUSE VILLAGE, SECOND FILING, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 402 Fox Street, Longmont, CO 80501

**Original Note Amt:** \$194,153.00      **LoanType:** FHA      **Interest Rate:** 6.5  
**Current Amount:** \$190,100.68      **As Of:** 08/19/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Juan Pedro Juan and Catarina Martin  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for United Capital Mortgage Corporation  
**Grantor (Borrower On Deed of Trust):** Juan Pedro Juan and Catarina Martin

**Publication:** Times-Call      **First Publication Date:** 11/21/2009  
**Last Publication Date:** 12/19/2009

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

**Attorney File Number:** 09-20093      **Phone:** (303)865-1400      **Fax:** (303)865-1410

# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 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:** 09-23096

**NED Date:** 09/01/2009      **Reception #:** 03027354  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 06/28/2004      **Recording Date:** 07/08/2004      **Reception #:** 2605529  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 40, PAUL-NOR ESTATES, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 860 Dearborn Place, Boulder, CO 80303

**Original Note Amt:** \$340,000.00      **LoanType:** Conventional      **Interest Rate:** 5.750  
**Current Amount:** \$316,396.25      **As Of:** 08/17/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Aurora Loan Services LLC  
**Current Owner:** Elizabeth A Weimer  
**Grantee (Lender On Deed of Trust):** Affiliated Financial Group, Inc.  
**Grantor (Borrower On Deed of Trust):** Elizabeth A Weimer

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009

**Attorney for Beneficiary:** Dale Decker LLC

**Attorney File Number:** 09-6934      **Phone:** (720)493-4600      **Fax:** (866)303-8293

**Foreclosure Number:** 09-23097

**NED Date:** 09/01/2009      **Reception #:** 03027355  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 02/15/2006      **Recording Date:** 03/03/2006      **Reception #:** 2760481  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 11, BLOCK 3, RIDER RIDGE FARM FILING NO. 3, COUNTY OF BOULDER, STATE OF COLORADO.

\*\* AND MODIFIED BY LOAN MODIFICATION AGREEMENT DATED 02/06/09

**Address:** 730 Megan Court, Longmont, CO 80501

**Original Note Amt:** \$244,200.00      **LoanType:** Conventional      **Interest Rate:** 8.500  
**Current Amount:** \$264,276.74      **As Of:** 08/18/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. Bank National Association, as successor Trustee to Bank of America, National Association, as successor by merger to LaSalle Bank, N.A. as Trustee for the MLMI Trust Series 2006-HE3  
**Current Owner:** Luis A. Granados  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for lender, Lenders Direct Capital Corporation  
**Grantor (Borrower On Deed of Trust):** Luis A. Granados

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009

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

**Attorney File Number:** 09-914-14072      **Phone:** (303)274-0155      **Fax:** (303)274-0159

# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 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:** 09-23098

**NED Date:** 09/02/2009      **Reception #:** 03027858  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 12/20/2004      **Recording Date:** 12/23/2004      **Reception #:** 2652905  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 16, BLOCK 1, DODD ESTATES, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 615 Americana Road, Longmont, CO 80501

**Original Note Amt:** \$260,000.00      **LoanType:** Conventional      **Interest Rate:** 5.1250  
**Current Amount:** \$259,999.38      **As Of:** 08/17/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** OneWest Bank FSB  
**Current Owner:** Jon Carlton Rees and Jennie Chu Rees  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Market Street Mortgage Corporation  
**Grantor (Borrower On Deed of Trust):** Jon Carlton Rees and Jennie Chu Rees

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009

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

**Attorney File Number:** 09-03151RH      **Phone:** (303)788-9600      **Fax:** (303)531-2136

**Foreclosure Number:** 09-23099

**NED Date:** 09/02/2009      **Reception #:** 03027860  
**Original Sale Date:** 12/30/2009  
**Deed of Trust Date:** 04/09/2004      **Recording Date:** 04/27/2004      **Reception #:** 2580514  
**Re-Recording Date:** 08/05/2009      **Re-Recorded #:** 03021130

**Legal:** LOT 31, WAGONER MANOR, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 704 Brooklawn Drive, Boulder, CO 80303

**Original Note Amt:** \$150,000.00      **LoanType:** Conventional      **Interest Rate:** 6.000  
**Current Amount:** \$149,772.02      **As Of:** 08/19/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wachovia Mortgage, FSB f.k.s. World Savings Bank  
**Current Owner:** Isadore Million and Bonnie J Million  
**Grantee (Lender On Deed of Trust):** World Savings Bank, FSB  
**Grantor (Borrower On Deed of Trust):** Isadore Million and Bonnie J Million

**Publication:** Times-Call      **First Publication Date:** 11/14/2009  
**Last Publication Date:** 12/12/2009

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

**Attorney File Number:** 5600.57568      **Phone:** (303)813-1177      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 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: 09-23100**

**NED Date:** 09/03/2009      **Reception #:** 03028123  
**Original Sale Date:** 04/21/2010  
**Deed of Trust Date:** 02/23/2007      **Recording Date:** 03/09/2007      **Reception #:** 2841441  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

\*\*\*MODIFICATION OF DEED OF TRUST BY ORIGINAL GRANTORS AND ADDITIONAL GRANTORS, PATRICIA L. MCCONNELL AND NANCY MCCONNELL RECORDED DECEMBER 22, 2008 AT RECEPTION 2969857

**Address:** 9849 Isabelle Road, Lafayette, CO 80026

**Original Note Amt:** \$893,750.00      **LoanType:** Conventional      **Interest Rate:** 9.250  
**Current Amount:** \$945,506.79      **As Of:** 08/10/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Firstier Bank  
**Current Owner:** George G. McConnell and Robert G. McConnell  
**Grantee (Lender On Deed of Trust):** Firstier Bank  
**Grantor (Borrower On Deed of Trust):** George G. McConnell and Robert G. McConnell

**Publication:** Times-Call      **First Publication Date:** 03/06/2010  
**Last Publication Date:** 04/03/2010

**Attorney for Beneficiary:** Brown, Berardini & Dunning PC

**Attorney File Number:** 1470-137      **Phone:** (303)329-3363      **Fax:** (303)393-8438

**Foreclosure Number: 09-23101**

**NED Date:** 09/03/2009      **Reception #:** 03028124  
**Original Sale Date:** 01/06/2010  
**Deed of Trust Date:** 03/31/2003      **Recording Date:** 04/07/2003      **Reception #:** 2421462  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 3, AMENDED PLAT OF PARKWOOD FILING NO. 2, COUNTY OF BOUHLER, STATE OF COLORADO.

**Address:** 1305 Caledonia Circle, Louisville, CO 80027

**Original Note Amt:** \$202,174.00      **LoanType:** FHA      **Interest Rate:** 6.000  
**Current Amount:** \$185,505.21      **As Of:** 08/19/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P.  
**Current Owner:** Danny G. Long and Carol Long  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for PACIFIC REPUBLIC MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** Danny G. Long and Carol Long

**Publication:** Times-Call      **First Publication Date:** 11/21/2009  
**Last Publication Date:** 12/19/2009

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

**Attorney File Number:** 1269.03827      **Phone:** (303)813-1177      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 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:** 09-23102

**NED Date:** 09/03/2009      **Reception #:** 03028125  
**Original Sale Date:** 01/06/2010  
**Deed of Trust Date:** 10/04/2006      **Recording Date:** 10/06/2006      **Reception #:** 2810142  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 3240 Iris Avenue #105, Boulder, CO 80301

**Original Note Amt:** \$88,100.00      **Loan Type:** Conventional      **Interest Rate:** 7.625  
**Current Amount:** \$85,990.71      **As Of:** 08/19/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** AURORA LOAN SERVICES LLC  
**Current Owner:** Timothy Rea  
**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):** Timothy Rea

**Publication:** Times-Call      **First Publication Date:** 11/21/2009  
**Last Publication Date:** 12/19/2009

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 8080.28267      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 09-23103

**NED Date:** 09/03/2009      **Reception #:** 03028126  
**Original Sale Date:** 01/06/2010  
**Deed of Trust Date:** 06/10/2005      **Recording Date:** 06/21/2005      **Reception #:** 2697516  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 3, ROCK CREEK RANCH FILING NO. 19, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 2910 North Torreys Peak Drive, Superior, CO 80027

**Original Note Amt:** \$409,125.00      **Loan Type:** Conventional      **Interest Rate:** 5.625  
**Current Amount:** \$397,107.97      **As Of:** 08/20/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** US Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-8F  
**Current Owner:** Steven N. Haun and Wendy L. Haun  
**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):** Steven N. Haun and Wendy L. Haun

**Publication:** Times-Call      **First Publication Date:** 11/21/2009  
**Last Publication Date:** 12/19/2009

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 9106.00033      **Phone:** (303)813-1177      **Fax:** (303)813-1107

# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 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:** 09-23104

**NED Date:** 09/04/2009      **Reception #:** 03028453  
**Original Sale Date:** 01/06/2010  
**Deed of Trust Date:** 08/04/2005      **Recording Date:** 09/02/2005      **Reception #:** 2719046  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LEGAL DESCRIPTION ATTACHED

**Address:** 695 Manhattan Dr Apt 208, Boulder, CO 80303

**Original Note Amt:** \$148,000.00      **LoanType:** Conventional      **Interest Rate:** 6.250  
**Current Amount:** \$145,435.77      **As Of:** 08/20/2009      **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 2005-12  
**Current Owner:** Eric M Ellis and Amy Ellis  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc as nominee for Countrywide Home Loans, Inc  
**Grantor (Borrower On Deed of Trust):** Eric M Ellis and Amy Ellis

**Publication:** Times-Call      **First Publication Date:** 11/21/2009  
**Last Publication Date:** 12/19/2009

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

**Attorney File Number:** 09-13171RH      **Phone:** (303)788-9600      **Fax:** (303)531-2136

**Foreclosure Number:** 09-23105

**NED Date:** 09/04/2009      **Reception #:** 03028454  
**Original Sale Date:** 01/06/2010  
**Deed of Trust Date:** 08/26/2005      **Recording Date:** 09/07/2005      **Reception #:** 2720008  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 6, BLOCK 6, KEEWAYDIN, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 260 Pawnee Drive, Boulder, CO 80303

**Original Note Amt:** \$357,600.00      **LoanType:** Conventional      **Interest Rate:** 6.990  
**Current Amount:** \$343,959.83      **As Of:** 08/20/2009      **Interest Type:** Fixed

**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 2005-11  
**Current Owner:** Barbara K Brown  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc as nominee for America's Wholesale Lender  
**Grantor (Borrower On Deed of Trust):** Barbara K Brown

**Publication:** Times-Call      **First Publication Date:** 11/21/2009  
**Last Publication Date:** 12/19/2009

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

**Attorney File Number:** 09-03172RH      **Phone:** (303)788-9600      **Fax:** (303)531-2136



# Notices of Election and Demand Filed in Boulder County

From August 31, 2009 Through September 04, 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:** 09-23113

**NED Date:** 09/03/2009

**Reception #:** 03028127

**Original Sale Date:** 01/06/2010

**Deed of Trust Date:** 08/14/2006

**Recording Date:** 08/17/2006

**Reception #:** 2798845

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A

\*\*\*LOAN MODIFICATION DATED JULY 27, 2007 AND RECORDED AUGUST 27, 2007 AT RECEPTION NO. 2878817 AND RE-RECORDED OCTOBER 15, 2007 AT RECEPTION NO. 2889441

**Address:** 8003 North 63rd Street, Longmont, CO 80503

**Original Note Amt:** \$1,125,000.00

**Loan Type:** Conventional

**Interest Rate:** 8.250

**Current Amount:** \$1,310,081.25

**As Of:** 08/19/2009

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** Community Banks of Colorado

**Current Owner:** Becca O'Connor

**Grantee (Lender On Deed of Trust):** Community Banks of Colorado

**Grantor (Borrower On Deed of Trust):** Becca O'Connor

**Publication:** Times-Call

**First Publication Date:** 11/21/2009

**Last Publication Date:** 12/19/2009

**Attorney for Beneficiary:** Jones & Keller PC

**Attorney File Number:** O'CONNOR

**Phone:** (303)376-8421

**Fax:** (303)376-8439