

Pre Sale List

Sale Date 02/03/2010

2/4/2010 11:33:35AM

All of the sale(s) involve property in Boulder County.

Foreclosure Sale numbers 09-23242 through 09-23274 were originally scheduled for sale on February 03, 2010.

All of the(se) sale(s) were advertised for 5 consecutive weeks beginning December 19, 2009 through January 16, 2010 in the Times-Call

All other numbered sale(s) were advertised earlier for five consecutive weeks and duly continued from prior sale date until today.

We will read as follows:

- a. The foreclosure number
- b. Original Grantor/Borrower
- c. Legal Description
- d. Street address of property if known

**ANNOUNCE: "The property(ies) are struck and sold as posted and shown on today's Sale list."
"That is all of the Sale(s) for today."**

"If you have any further questions, we would be happy to answer them."

The list of property(ies) for sale will follow consisting of:

Foreclosure #: 08-21796

The Grantor: Ruben Blanco Melendez and Blanca S. Soto Blanco aka Blanca Silvia S. Blanco

Street Address: 1172 Big Horn Court, Longmont, CO 80501

Current Beneficiary Name: Banco Popular North America

First Publication: 01/31/2009 Last Publication: 02/28/2009

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 200,423.71

Deficiency: \$ 0.00

Foreclosure #: 08-21919

The Grantor: William F. McGuire, Jr and Cindee McGuire

Street Address: 790 W. Moorhead Circle, Unit F, Boulder, CO 80305

Current Beneficiary Name: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE
INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR12, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-AR12 UNDER THE
POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2005

First Publication: 12/20/2008 Last Publication: 01/17/2009

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 179,334.12

Deficiency: \$ 23,508.03

Foreclosure #: 08-21936

The Grantor: Jose J. Gutierrez and Rosa Cardoza de Gutierrez

Street Address: 1625 Bedivere Circle, Lafayette, CO 80026

Current Beneficiary Name: BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P.

First Publication: 12/27/2008

Last Publication: 01/24/2009

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 122,850.00

Deficiency: \$ 79,003.96

Foreclosure #: 08-22114

The Grantor: Faheem F. Faheem and Thereza Ayad

Street Address: 3030 O'Neal Parkway #R13, Boulder, CO 80301

Current Beneficiary Name: PNC Mortgage, a Division of PNC Bank, National Association

First Publication: 07/04/2009

Last Publication: 08/01/2009

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 116,085.60

Deficiency: \$ 0.00

Foreclosure #: 09-22385

The Grantor: Philip A Tesoriero Jr.

Street Address: 3617 Larkwood Court, Boulder, CO 80304

Current Beneficiary Name: OneWest Bank, F.S.B.

First Publication: 05/30/2009

Last Publication: 06/27/2009

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 589,572.35

Deficiency: \$ 0.00

Foreclosure #: 09-22614

The Grantor: Oscar Salem and Irma Salem

Street Address: 4885 Jay Road, Boulder, CO 80301

Current Beneficiary Name: JPMorgan Chase Bank, N.A.

First Publication: 07/25/2009

Last Publication: 08/22/2009

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 735,000.00

Deficiency: \$ 809,072.97

Foreclosure #: 09-22801

The Grantor: Vidal Chavarria and Teodoro Chavarria

Street Address: 456 Newman Circle, Longmont, CO 80501

Current Beneficiary Name: PNC Mortgage, A division of PNC Bank, National Association

First Publication: 09/12/2009

Last Publication: 10/10/2009

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 188,934.21

Deficiency: \$ 0.00

Foreclosure #: 09-22893

The Grantor: Katelin Oakley and Robert Oakley

Street Address: 3100 23rd Street, Boulder, CO 80304

Current Beneficiary Name: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS
SERVICING, LP

First Publication: 10/10/2009 Last Publication: 11/07/2009

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 303,385.95

Deficiency: \$ 0.00

Foreclosure #: 09-22975

The Grantor: Postle Development Company

Street Address: 6385 Snowberry Lane, Niwot, CO 80503

Current Beneficiary Name: First National Bank

First Publication: 10/24/2009 Last Publication: 11/21/2009

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 1,400,000.00

Deficiency: \$ 9,590,859.76

Foreclosure #: 09-23067

The Grantor: Terri Sickler and Maxine Cottrell

Street Address: 1276 Monarch Avenue, Longmont, CO 80501

Current Beneficiary Name: BAC Home Loans Servicing, L.P.

First Publication: 11/14/2009 Last Publication: 12/12/2009

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 186,050.00

Deficiency: \$ 19,078.56

Foreclosure #: 09-23168

The Grantor: Deborah White Busch

Street Address: 3211 McClure Dr, Erie, CO 80516

Current Beneficiary Name: US Bank, N.A.

First Publication: 12/05/2009 Last Publication: 01/02/2010

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 242,634.50

Deficiency: \$ 0.00

Foreclosure #: 09-23200

The Grantor: Barbara Skadberg Chavez

Street Address: 1239 Warrior Way, Lafayette, CO 80026

Current Beneficiary Name: HSBC MORTGAGE SERVICES INC

First Publication: 12/05/2009 Last Publication: 01/02/2010

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 132,604.77

Deficiency: \$ 22,045.71

Foreclosure #: 09-23222

The Grantor: Ruben Valera Dominquez and Dora Solano

Street Address: 2333 Meadow Street, Longmont, CO 80501

Current Beneficiary Name: The Bank of New York as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Trust 2006-AR8 Mortgage Pass-Through Certificate, Series 2006-AR8

First Publication: 12/12/2009

Last Publication: 01/09/2010

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 172,338.87

Deficiency: \$ 0.00

Foreclosure #: 09-23242

The Grantor: Kenneth E Christiansen

Street Address: 5569 Niwot Rd, Longmont, CO 80503-8826

Current Beneficiary Name: LaSalle Bank National Association, as Trustee for Structured Asset Investment L Trust Mortgage Pass-Through Certificates, Series 2003-BC7

First Publication: 12/19/2009

Last Publication: 01/16/2010

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 365,500.00

Deficiency: \$ 125,028.85

Foreclosure #: 09-23251

The Grantor: Donald R. Cole and Marilyn R. Cole

Street Address: 1738 South Pratt Parkway, Longmont, CO 80501

Current Beneficiary Name: US Bank, NA as trustee for CCB Libor Series 2005-B Trust

First Publication: 12/19/2009

Last Publication: 01/16/2010

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 130,500.00

Deficiency: \$ 64,269.59

Foreclosure #: 09-23252

The Grantor: Christopher Bogush

Street Address: 49 Mesa St, Jamestown, CO 80455

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 12/19/2009

Last Publication: 01/16/2010

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 215,586.92

Deficiency: \$ 0.00

Foreclosure #: 09-23257

The Grantor: Alejandra Moreno Vargas

Street Address: 803 Sir Galahad Dr, Lafayette, CO 80026

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Tr
2005-WL3

First Publication: 12/19/2009

Last Publication: 01/16/2010

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 148,018.08

Deficiency: \$ 0.00

Foreclosure #: 09-23260

The Grantor: Patrick K Craig

Street Address: 1136 Bross Street, Longmont, CO 80501

Current Beneficiary Name: PHH Mortgage Corporation

First Publication: 12/19/2009

Last Publication: 01/16/2010

Publication Newspaper: Times-Call

Lender's Bid Amount: \$ 183,083.48

Deficiency: \$ 48,320.51

Total: 18