

# Notices of Election and Demand Filed in Boulder County

From December 28, 2009 Through January 01, 2010

**Boulder County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports. You should conduct your own due diligence.**

**Foreclosure Number:** 09-22909 **Restarted**

**NED Date:** 12/29/2009 **Reception #:** 03050227  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 03/09/2005 **Recording Date:** 03/15/2005 **Reception #:** 2671714  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 256, KUHLMANN HEIGHTS UNIT 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7 AT PAGE 12, AND AMENDED BY INSTRUMENT RECORDED OCTOBER 31, 1961 IN BOOK 1207 AT PAGE 428, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 571 Camp Eden Road, Golden, CO 80403

**Original Note Amt:** \$288,000.00 **Loan Type:** CONV **Interest Rate:** 5.625  
**Current Amount:** \$272,563.11 **As Of:** 07/06/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** US Bank, NA  
**Current Owner:** Janice Lee Perizzolo and Donald William  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Cherry Creek Mortgage Co., Inc.  
**Grantor (Borrower On Deed of Trust):** Janice Lee Perizzolo and Donald William

**Publication:** Times-Call **First Publication Date:** 03/13/2010  
**Last Publication Date:** 04/10/2010

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

**Attorney File Number:** 09-15413 **Phone:** (303)865-1400 **Fax:** (303)865-1410

**Foreclosure Number:** 09-23570

**NED Date:** 12/28/2009 **Reception #:** 03050028  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 06/22/2006 **Recording Date:** 07/18/2006 **Reception #:** 2791372  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 28, BLOCK 1, STONEY RIDGE 3RD AND 4TH FILINGS, REPLAT A, THE PLAT OF WHICH WAS RECORDED AS PLAN FILE R17-1-36, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1881 Mount Sneffels Street, Longmont, CO 80501

**Original Note Amt:** \$161,072.00 **Loan Type:** FHA **Interest Rate:** 6.5  
**Current Amount:** \$155,603.65 **As Of:** 12/18/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Colorado Housing and Finance Authority  
**Current Owner:** Jax J Hatton and Diana Hatton  
**Grantee (Lender On Deed of Trust):** CTX Mortgage Company, LLC  
**Grantor (Borrower On Deed of Trust):** Jax J Hatton and Diana Hatton

**Publication:** Times-Call **First Publication Date:** 03/13/2010  
**Last Publication Date:** 04/10/2010

**Attorney for Beneficiary:** Janeway Law Firm P.C.

**Attorney File Number:** 9977/HATTON **Phone:** (303)706-9990 **Fax:** (303)706-9994



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**Foreclosure Number:** 09-23573

**NED Date:** 12/28/2009      **Reception #:** 03050030  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 10/17/2007      **Recording Date:** 10/30/2007      **Reception #:** 2892309  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 2047 Buchanan Point, Lafayette, CO 80026

**Original Note Amt:** \$696,987.00      **Loan Type:** Conventional      **Interest Rate:** 6.5  
**Current Amount:** \$696,987.00      **As Of:** 12/21/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** JP Morgan Chase Bank, National Association  
**Current Owner:** Adrienne Anne Bensman and Kerry W Bensman  
**Grantee (Lender On Deed of Trust):** Washington Mutual Bank, FA  
**Grantor (Borrower On Deed of Trust):** Adrienne Anne Bensman and Kerry W Bensman

**Publication:** Times-Call      **First Publication Date:** 03/13/2010  
**Last Publication Date:** 04/10/2010

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

**Attorney File Number:** 3202.29217      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 09-23574

**NED Date:** 12/28/2009      **Reception #:** 03050031  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 06/23/2006      **Recording Date:** 06/28/2006      **Reception #:** 2786970  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 1404 Whitehall Drive Unit 17H, Longmont, CO 80501

**Original Note Amt:** \$164,000.00      **Loan Type:** Conventional      **Interest Rate:** 7.25  
**Current Amount:** \$158,969.76      **As Of:** 12/21/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Aurora Loan Services LLC  
**Current Owner:** Susan L. Ferrier  
**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):** Susan L. Ferrier

**Publication:** Times-Call      **First Publication Date:** 03/13/2010  
**Last Publication Date:** 04/10/2010

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

**Attorney File Number:** 8080.28366      **Phone:** (303)813-1177      **Fax:** (303)813-1107

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**Boulder County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports. You should conduct your own due diligence.**

**Foreclosure Number:** 09-23575

**NED Date:** 12/29/2009      **Reception #:** 03050221  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 08/05/2003      **Recording Date:** 08/22/2003      **Reception #:** 2492330  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

**Address:** 3665 Iris Avenue, Boulder, CO 80301

**Original Note Amt:** \$245,000.00      **LoanType:** Conventional      **Interest Rate:** 5.5  
**Current Amount:** \$220,794.73      **As Of:** 12/22/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association  
**Current Owner:** Cameron M. Widoff  
**Grantee (Lender On Deed of Trust):** Washington Mutual Bank, FA  
**Grantor (Borrower On Deed of Trust):** Cameron M. Widoff

**Publication:** Times-Call      **First Publication Date:** 03/13/2010  
**Last Publication Date:** 04/10/2010

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

**Attorney File Number:** 09-915-15063      **Phone:** (303)274-0155      **Fax:** (303)274-0159

**Foreclosure Number:** 09-23576

**NED Date:** 12/28/2009      **Reception #:** 03050032  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 05/19/2006      **Recording Date:** 05/22/2006      **Reception #:** 2778060  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 35, LYONS VALLEY PARK - FILING NO. 6COUNTY OF BOULDERSTATE OF COLORADO.

**Address:** 104 Bohn Court, Lyons, CO 80540

**Original Note Amt:** \$408,000.00      **LoanType:** CONV      **Interest Rate:** 5.75  
**Current Amount:** \$388,270.05      **As Of:** 12/21/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC Home Loans Servicing, L.P.  
**Current Owner:** Matthew A Kendall and Melody Kendall  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for E-Loan, Inc.  
**Grantor (Borrower On Deed of Trust):** Matthew A Kendall and Melody Kendall

**Publication:** Times-Call      **First Publication Date:** 03/13/2010  
**Last Publication Date:** 04/10/2010

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

**Attorney File Number:** 09-29566      **Phone:** (303)865-1400      **Fax:** (303)865-1410



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**Foreclosure Number:** 09-23579

**NED Date:** 12/29/2009      **Reception #:** 03050222  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 06/10/2005      **Recording Date:** 06/21/2005      **Reception #:** 2697711  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 30, SKY RANCH ESTATES, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 475 Overland Drive, Ward, CO 80481

**Original Note Amt:** \$250,000.00      **Loan Type:** CONV      **Interest Rate:** 5.5  
**Current Amount:** \$249,828.07      **As Of:** 12/22/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** BAC Home Loans Servicing, L.P.  
**Current Owner:** Mark W. Maricle  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for RBC Mortgage Company, an Illinois Corporation.  
**Grantor (Borrower On Deed of Trust):** Mark W. Maricle

**Publication:** Times-Call      **First Publication Date:** 03/13/2010  
**Last Publication Date:** 04/10/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-27349      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23580

**NED Date:** 12/29/2009      **Reception #:** 03050223  
**Original Sale Date:** 04/28/2010  
**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      **Loan Type:** FHA      **Interest Rate:** 5.875  
**Current Amount:** \$198,337.52      **As Of:** 12/21/2009      **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:** 03/13/2010  
**Last Publication Date:** 04/10/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-22380R      **Phone:** (303)865-1400      **Fax:** (303)865-1410

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**Foreclosure Number:** 09-23581

**NED Date:** 12/29/2009      **Reception #:** 03050224  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 11/17/2006      **Recording Date:** 11/21/2006      **Reception #:** 2819518  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 39 Spring Lane, Boulder, CO 80302

**Original Note Amt:** \$370,405.00      **LoanType:** CONV      **Interest Rate:** 9.95  
**Current Amount:** \$370,404.99      **As Of:** 12/22/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** US Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB3  
**Current Owner:** Eric R Farran  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for People's Choice Home Loan, Inc., a Wyoming Corporation  
**Grantor (Borrower On Deed of Trust)** Eric R Farran

**Publication:** Times-Call      **First Publication Date:** 03/13/2010  
**Last Publication Date:** 04/10/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-29906      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23582

**NED Date:** 12/30/2009      **Reception #:** 03050477  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 02/07/2002      **Recording Date:** 02/08/2002      **Reception #:** 2252294\*\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A

\*\*\*ORIGINAL PRINCIPAL BALANCE OF DEBT AMENDED TO BE \$2,150,000.00.

**Address:** 179 S. Boulder Rd & 1005 S. Public Rd., Lafayette, CO 80026

**Original Note Amt:** \$1,250,000.00      **LoanType:** Conventional      **Interest Rate:** 7.35  
**Current Amount:** \$1,890,375.42      **As Of:** 12/23/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Bank of the West  
**Current Owner:** Kam Lam Sam and Vera Lam  
**Grantee (Lender On Deed of Trust):** Commercial Federal Bank  
**Grantor (Borrower On Deed of Trust)** Chung Wan Leung and Yim Ngor Luk

**Publication:** Times-Call      **First Publication Date:** 03/13/2010  
**Last Publication Date:** 04/10/2010  
**Attorney for Beneficiary:** Markus Williams Young & Zimmerman LLC  
**Attorney File Number:** Bank of the West      **Phone:** (303)830-0800      **Fax:** (303)830-0809

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**Foreclosure Number:** 09-23583

**NED Date:** 12/29/2009      **Reception #:** 03050225  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 07/18/2005      **Recording Date:** 08/04/2005      **Reception #:** 2710240  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 39, BRIGADOON GLEN, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 6256 Misty Way, Longmont, CO 80503-8829

**Original Note Amt:** \$275,000.00      **LoanType:** Conventional      **Interest Rate:** 5.625  
**Current Amount:** \$259,196.56      **As Of:** 12/22/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association  
**Current Owner:** Jerry M Mueller and Kathleen G McCool  
**Grantee (Lender On Deed of Trust):** Washington Mutual Bank, FA, a federal association  
**Grantor (Borrower On Deed of Trust):** Jerry M Mueller and Kathleen G McCool

**Publication:** Times-Call      **First Publication Date:** 03/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 09-05288RH      **Phone:** (303)788-9600      **Fax:** (303)531-2136

**Foreclosure Number:** 09-23584

**NED Date:** 12/29/2009      **Reception #:** 03050226  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 08/31/2005      **Recording Date:** 09/06/2005      **Reception #:** 2719674  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 40, BLOCK 2, SHERRI MAR ADDITION, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1222 Frontier Drive, Longmont, CO 80501

**Original Note Amt:** \$140,000.00      **LoanType:** Conventional      **Interest Rate:** 5.625  
**Current Amount:** \$132,147.40      **As Of:** 12/22/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Aurora Loan Services, LLC  
**Current Owner:** Sarah A Prickett  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for CORNERSTONE MORTGAGE COMPANY  
**Grantor (Borrower On Deed of Trust):** Sarah A Prickett

**Publication:** Times-Call      **First Publication Date:** 03/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 8080.28524      **Phone:** (303)813-1177      **Fax:** (303)813-1107



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**Foreclosure Number:** 09-23587

**NED Date:** 12/30/2009      **Reception #:** 03050472  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 09/03/2004      **Recording Date:** 09/13/2004      **Reception #:** 2626417  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** EXHIBIT A ATTACHED

**Address:** 4676 White Rock Circle Unit #5, Boulder, CO 80301

**Original Note Amt:** \$184,300.00      **Loan Type:** Conventional      **Interest Rate:** 4.063  
**Current Amount:** \$184,309.40      **As Of:** 12/23/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association  
**Current Owner:** Matt E Lavine  
**Grantee (Lender On Deed of Trust):** Washington Mutual Bank, FA, a federal association  
**Grantor (Borrower On Deed of Trust):** Matt E Lavine

**Publication:** Times-Call      **First Publication Date:** 03/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 09-05134RH      **Phone:** (303)788-9600      **Fax:** (303)531-2136

**Foreclosure Number:** 09-23588

**NED Date:** 12/30/2009      **Reception #:** 03050473  
**Original Sale Date:** 04/28/2010  
**Deed of Trust Date:** 10/23/2003      **Recording Date:** 11/03/2003      **Reception #:** 2522913  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOTS 33 AND 34, BLOCK 6, UNIVERSITY PLACE, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1045 11th Street, Boulder, CO 80302

**Original Note Amt:** \$445,600.00      **Loan Type:** Conventional      **Interest Rate:** 4.092  
**Current Amount:** \$456,461.78      **As Of:** 12/23/2009      **Interest Type:** Adjustable

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

**Publication:** Times-Call      **First Publication Date:** 03/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 09-05136RH      **Phone:** (303)788-9600      **Fax:** (303)531-2136