

Notices of Election and Demand Filed in Boulder County

From January 11, 2010 Through January 15, 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: 08-21710 **Restarted**

NED Date: 01/12/2010 **Reception #:** 03052769
Original Sale Date: 05/12/2010
Deed of Trust Date: 01/17/2003 **Recording Date:** 02/26/2003 **Reception #:** 2402421
Re-Recording Date **Re-Recorded #:**

Legal: ALL THAT PARCEL OF LAND IN CITY OF LONGMONT, BOULDER COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED INST #927731, ID# 1205-284-11-0-02, BEING KNOWN AND DESIGNATED AS LOT 2, BLOCK 4, WOODMEADOW FLG NO. 3

Address: 1920 Rice Street, Longmont, CO 80501

Original Note Amt: \$109,800.00 **LoanType:** CONV **Interest Rate:** 4.875
Current Amount: \$100,541.49 **As Of:** 06/10/2008 **Interest Type:** Adjustable

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Donagene E. Johnson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for GMAC Mortgage Corporation
Grantor (Borrower On Deed of Trust): Donagene E. Johnson

Publication: Times-Call **First Publication Date:** 03/27/2010
Last Publication Date: 04/24/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 08-11897 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 09-23102 **Restarted**

NED Date: 01/12/2010 **Reception #:** 03052770
Original Sale Date: 05/12/2010
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 **LoanType:** 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:** 03/27/2010
Last Publication Date: 04/24/2010

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

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Foreclosure Number: 10-23615

NED Date: 01/15/2010 **Reception #:** 03053648
Original Sale Date: 09/01/2010
Deed of Trust Date: 01/23/2008 **Recording Date:** 01/30/2008 **Reception #:** 2907377
Re-Recording Date **Re-Recorded #:**

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

Address: 5740 Prospect Road, Longmont, CO 80503

Original Note Amt: \$417,000.00 **LoanType:** CONV **Interest Rate:** 6
Current Amount: \$408,747.33 **As Of:** 01/04/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.
Current Owner: Earl Robert Correy and Felicia Naranjo Correy
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) Earl Robert Correy and Felicia Naranjo Correy

Publication: Times-Call **First Publication Date:** 07/17/2010
Last Publication Date: 08/14/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-30557 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-23616

NED Date: 01/12/2010 **Reception #:** 03052764
Original Sale Date: 05/12/2010
Deed of Trust Date: 06/16/2003 **Recording Date:** 06/23/2003 **Reception #:** 2459694
Re-Recording Date 06/10/2004 **Re-Recorded #:** 2596209

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

Address: 51 21st Avenue Apt 43, Longmont, CO 80501

Original Note Amt: \$155,450.00 **LoanType:** VA **Interest Rate:** 5.5
Current Amount: \$140,058.28 **As Of:** 01/05/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): US Bank, NA
Current Owner: Robert G Craver
Grantee (Lender On Deed of Trust): Liberty Funding Services Inc.
Grantor (Borrower On Deed of Trust) Robert G Craver

Publication: Times-Call **First Publication Date:** 03/27/2010
Last Publication Date: 04/24/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-24945 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-23617

NED Date: 01/12/2010 **Reception #:** 03052765
Original Sale Date: 05/12/2010
Deed of Trust Date: 01/26/2005 **Recording Date:** 02/01/2005 **Reception #:** 2662012
Re-Recording Date **Re-Recorded #:**

Legal: LOT 81, COUNTRY CLUB ESTATES FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 5294 Deer Creek Court, Boulder, CO 80301

Original Note Amt: \$340,000.00 **LoanType:** CONV **Interest Rate:** 4.25
Current Amount: \$338,575.87 **As Of:** 01/05/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC BANK USA AS TRUSTEE FOR SERIES SEQMT 2005-3
Current Owner: Andrew M Bloom and Ilyse Bloom
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc.
Grantor (Borrower On Deed of Trust) Andrew M Bloom and Ilyse Bloom

Publication: Times-Call **First Publication Date:** 03/27/2010
Last Publication Date: 04/24/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-30487 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-23618

NED Date: 01/12/2010 **Reception #:** 03052766
Original Sale Date: 05/12/2010
Deed of Trust Date: 08/25/2006 **Recording Date:** 09/01/2006 **Reception #:** 2802467
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 4, HILL TOP VILLAGE THIRD ADDITION, IN THE CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO

Address: 1354 Mount Evans Drive, Longmont, CO 80501

Original Note Amt: \$160,000.00 **LoanType:** CONV **Interest Rate:** 6.875
Current Amount: \$160,000.00 **As Of:** 01/05/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): GMAC Mortgage, LLC
Current Owner: Manuel Mosqueda
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial Network Inc.
Grantor (Borrower On Deed of Trust) Manuel Mosqueda

Publication: Times-Call **First Publication Date:** 03/27/2010
Last Publication Date: 04/24/2010
Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC
Attorney File Number: 09-30726 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-23619

NED Date: 01/12/2010 **Reception #:** 03052767
Original Sale Date: 05/12/2010
Deed of Trust Date: 02/15/2002 **Recording Date:** 02/22/2002 **Reception #:** 2257007
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 44, BLOCK 2, HORIZON PARKWAY SUBDIVISION, REPLAT "A", ACCORDING TO THE CORRECTED PLAT RECORDED IN PLAN FILE P-5, F-1, NO. 23, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 1001 Tiffany Place, Longmont, CO 80501

Original Note Amt: \$218,471.00 **LoanType:** FHA **Interest Rate:** 5.5
Current Amount: \$190,213.84 **As Of:** 01/05/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Bank, N.A.
Current Owner: Robert Beasley and Karen Beasley
Grantee (Lender On Deed of Trust): Wells Fargo Home Mortgage, Inc.
Grantor (Borrower On Deed of Trust): Robert Beasley and Karen Beasley

Publication: Times-Call **First Publication Date:** 03/27/2010
Last Publication Date: 04/24/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-00039 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-23620

NED Date: 01/12/2010 **Reception #:** 03052768
Original Sale Date: 05/12/2010
Deed of Trust Date: 02/13/2003 **Recording Date:** 02/27/2003 **Reception #:** 2403002
Re-Recording Date: **Re-Recorded #:**

Legal: THE EAST 72 FEET OF LOT 30 AND WEST 5 FEET OF LOT 31, BLOCK 10 KEEWAYDIN MEADOWS, COUNTY OF BOULDER, STATE OF COLORADO

Address: 5140 Illini Way, Boulder, CO 80303-0303

Original Note Amt: \$254,500.00 **LoanType:** CONV **Interest Rate:** 5.875
Current Amount: \$183,136.27 **As Of:** 01/05/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate Holders of CWMBS 2003-19
Current Owner: John A Mier
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc.
Grantor (Borrower On Deed of Trust): John A Mier

Publication: Times-Call **First Publication Date:** 03/27/2010
Last Publication Date: 04/24/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-30672 **Phone:** (303)865-1400 **Fax:** (303)865-1410

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Foreclosure Number: 10-23621

NED Date: 01/13/2010 **Reception #:** 03053160
Original Sale Date: 05/12/2010
Deed of Trust Date: 04/12/2005 **Recording Date:** 04/25/2005 **Reception #:** 2682678
Re-Recording Date: **Re-Recorded #:**

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

Address: 1064 Fairway Court, Boulder, CO 80303

Original Note Amt: \$296,000.00 **LoanType:** CONV **Interest Rate:** 5.875
Current Amount: \$296,000.00 **As Of:** 01/06/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): GMAC Mortgage, LLC
Current Owner: James F. Mohan and Elizabeth B. Adams Mohan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC
Grantor (Borrower On Deed of Trust): James F. Mohan and Elizabeth B. Adams Mohan

Publication: Times-Call **First Publication Date:** 03/27/2010
Last Publication Date: 04/24/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-00152 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-23622

NED Date: 01/13/2010 **Reception #:** 03053161
Original Sale Date: 05/12/2010
Deed of Trust Date: 06/08/2007 **Recording Date:** 06/26/2007 **Reception #:** 2864955
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 3, BLOCK 5, A REPLAT OF LAFAYETTE PARK SUBDIVISION FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO.
A.P.N. : R0086699

Address: 204 Acadia Avenue, Lafayette, CO 80026

Original Note Amt: \$216,000.00 **LoanType:** Conventional **Interest Rate:** 6.75
Current Amount: \$215,705.91 **As Of:** 01/06/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): Ocwen Loan Servicing, LLC, as Servicer for CSFB
Current Owner: Karen E. Logan and Bruce C. Logan
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for American Financing Corporation
Grantor (Borrower On Deed of Trust): Karen E. Logan and Bruce C. Logan

Publication: Times-Call **First Publication Date:** 03/27/2010
Last Publication Date: 04/24/2010

Attorney for Beneficiary: Vaden Law Firm, LLC

Attorney File Number: 09-051-00125 **Phone:** (877)245-1529 **Fax:** (303)377-2934

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Foreclosure Number: 10-23623

NED Date: 01/13/2010 **Reception #:** 03053162
Original Sale Date: 05/12/2010
Deed of Trust Date: 03/15/2007 **Recording Date:** 03/21/2007 **Reception #:** 2843826
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21 AND THE SOUTH HALF OF LOT 20, BLOCK 38, UNIVERSITY PLACE, CITY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE PLAT WHICH IS RECORDED IN PLAT BOOK 2 AT PAGE 91, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 708 17th Street, Boulder, CO 80302

Original Note Amt: \$726,000.00 **LoanType:** Conventional **Interest Rate:** 6.125
Current Amount: \$725,621.75 **As Of:** 01/06/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): Bank of America, National Association as Successor by merger to "LaSalle Bank NA as Trustee for WAMU Mortgage Pass-Through Certificates Series 2007-HY05 Trust
Current Owner: Mike Solovy
Grantee (Lender On Deed of Trust): Washington Mutual Bank, FA
Grantor (Borrower On Deed of Trust): Mike Solovy

Publication: Times-Call **First Publication Date:** 03/27/2010
Last Publication Date: 04/24/2010
Attorney for Beneficiary: Law Office of Michael P Medved PC
Attorney File Number: 10-915-15130 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 10-23624

NED Date: 01/14/2010 **Reception #:** 03053438
Original Sale Date: 05/19/2010
Deed of Trust Date: 02/16/2005 **Recording Date:** 03/22/2005 **Reception #:** 2673746
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 27, RANGEVIEW ACRES, THE PLAT OF WHICH IS RECORDED AS PLAN FILE 1-3-36 AND AS CORRECTED IN AFFIDAVIT RECORDED OCTOBER 22, 1968 ON FILM 650 AS RECEPTION NO. 894645, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 123 Dawson Place, Longmont, CO 80501

Original Note Amt: \$152,800.00 **LoanType:** CONV **Interest Rate:** 5.3
Current Amount: \$144,625.31 **As Of:** 01/07/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of April 1, 2005 Asset-Backed Pass-Through Certificates, Series 2005-WHQ2
Current Owner: Refugio Alvarado and Maria Caridad Ortega Torres
Grantee (Lender On Deed of Trust): Argent Mortgage Company, LLC
Grantor (Borrower On Deed of Trust): Refugio Alvarado and Maria Caridad Ortega Torres

Publication: Times-Call **First Publication Date:** 04/03/2010
Last Publication Date: 05/01/2010
Attorney for Beneficiary: Hellerstein and Shore PC
Attorney File Number: 10-00008SH **Phone:** (303)573-1080 **Fax:** (303)571-1271

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Foreclosure Number: 10-23625

NED Date: 01/14/2010 **Reception #:** 03053439
Original Sale Date: 05/19/2010
Deed of Trust Date: 08/23/2005 **Recording Date:** 08/30/2005 **Reception #:** 2717679
Re-Recording Date **Re-Recorded #:**

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

Address: 34699 Boulder Canyon Drive, Boulder, CO 80302

Original Note Amt: \$345,000.00 **LoanType:** Conventional **Interest Rate:** 5.94
Current Amount: \$376,764.92 **As Of:** 01/07/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: James R. Turner
Grantee (Lender On Deed of Trust): Washington Mutual Bank, NA
Grantor (Borrower On Deed of Trust): James R. Turner

Publication: Times-Call **First Publication Date:** 04/03/2010
Last Publication Date: 05/01/2010

Attorney for Beneficiary: Law Office of Michael P Medved PC

Attorney File Number: 09-915-14889 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: 10-23626

NED Date: 01/14/2010 **Reception #:** 03053440
Original Sale Date: 05/19/2010
Deed of Trust Date: 06/14/2007 **Recording Date:** 07/09/2007 **Reception #:** 2867868
Re-Recording Date **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 624 Pearl St Apt 304, Boulder, CO 80302

Original Note Amt: \$180,000.00 **LoanType:** Conventional **Interest Rate:** 7.74
Current Amount: \$23,695.57 **As Of:** 12/29/2009 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, N.A.
Current Owner: Christine V Watts
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust): Christine V Watts

Publication: Times-Call **First Publication Date:** 04/03/2010
Last Publication Date: 05/01/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1069.01103 **Phone:** (303)813-1177 **Fax:** (303)813-1107

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Foreclosure Number: 10-23627

NED Date: 01/15/2010 **Reception #:** 03053649
Original Sale Date: 05/19/2010
Deed of Trust Date: 03/30/2007 **Recording Date:** 04/09/2007 **Reception #:** 2848022
Re-Recording Date **Re-Recorded #:**

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

Address: 17 Martinez Place, Longmont, CO 80501

Original Note Amt: \$128,000.00 **LoanType:** CONV **Interest Rate:** 7.125
Current Amount: \$128,000.00 **As Of:** 01/07/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): BAC Home Loans Servicing, L.P.
Current Owner: R.J. Lines
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc.
Grantor (Borrower On Deed of Trust) R.J. Lines

Publication: Times-Call **First Publication Date:** 04/03/2010
Last Publication Date: 05/01/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 09-27102 **Phone:** (303)865-1400 **Fax:** (303)865-1410

Foreclosure Number: 10-23628

NED Date: 01/15/2010 **Reception #:** 03053650
Original Sale Date: 05/19/2010
Deed of Trust Date: 02/28/2006 **Recording Date:** 03/01/2006 **Reception #:** 2759782
Re-Recording Date **Re-Recorded #:**

Legal: LOT 124, MEADOWVIEW FILING NO. 4, COUNTY OF BOULDER, STATE OF COLORADO.

Address: 3859 Oakwood Drive, Longmont, CO 80503

Original Note Amt: \$190,320.00 **LoanType:** Conventional **Interest Rate:** 6
Current Amount: \$190,320.00 **As Of:** 01/08/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): Aurora Loan Services, LLC
Current Owner: Lesley E. Irby
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) Lesley E. Irby

Publication: Times-Call **First Publication Date:** 04/03/2010
Last Publication Date: 05/01/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 8080.28559 **Phone:** (303)813-1177 **Fax:** (303)813-1107