







# Notices of Election and Demand Filed in Boulder County

From January 04, 2010 Through January 08, 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:** 10-23594

**NED Date:** 01/06/2010      **Reception #:** 03051641  
**Original Sale Date:** 05/05/2010  
**Deed of Trust Date:** 04/27/2006      **Recording Date:** 05/02/2006      **Reception #:** 2773354  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, BECKER REPLAT, ACCORDING TO THE PLAT RECORDED IN PLAN FILE P-22, F-3 #7, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1011 5th Avenue, Lyons, CO 80540

**Original Note Amt:** \$315,000.00      **LoanType:** Conventional      **Interest Rate:** 7.125  
**Current Amount:** \$303,945.34      **As Of:** 12/30/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, National Association  
**Current Owner:** Lee Brummett  
**Grantee (Lender On Deed of Trust):** WASHINGTON MUTUAL BANK, FA  
**Grantor (Borrower On Deed of Trust):** Lee Brummett

**Publication:** Times-Call      **First Publication Date:** 03/20/2010  
**Last Publication Date:** 03/20/2010

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

**Attorney File Number:** 3202.29225      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 10-23595

**NED Date:** 01/06/2010      **Reception #:** 03051642  
**Original Sale Date:** 05/05/2010  
**Deed of Trust Date:** 12/19/2006      **Recording Date:** 01/10/2007      **Reception #:** 2828782  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 941 Hover Ridge Circle, Longmont, CO 80501

**Original Note Amt:** \$207,100.00      **LoanType:** Conventional      **Interest Rate:** 6.625  
**Current Amount:** \$201,795.47      **As Of:** 12/30/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Chase Home Finance LLC  
**Current Owner:** Leslie J. Koprowski  
**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):** Leslie J. Koprowski

**Publication:** Times-Call      **First Publication Date:** 03/20/2010  
**Last Publication Date:** 04/17/2010

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

**Attorney File Number:** 1068.02860      **Phone:** (303)813-1177      **Fax:** (303)813-1107



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**Foreclosure Number:** 10-23598

**NED Date:** 01/06/2010      **Reception #:** 03051643  
**Original Sale Date:** 05/05/2010  
**Deed of Trust Date:** 10/11/2006      **Recording Date:** 10/18/2006      **Reception #:** 2812514  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LEGAL DESCRIPTION ATTACHED "EXHIBIT A"

**Address:** 7975 Anchor Drive, Longmont, CO 80504

**Original Note Amt:** \$796,000.00      **LoanType:** Conventional      **Interest Rate:** 8.25  
**Current Amount:** \$792,820.89      **As Of:** 12/30/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE, FOR CWALT, INC., ALTERNATIVE LOAN TRUST 2007-25 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-25  
**Current Owner:** Barbara Devenney  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit  
**Grantor (Borrower On Deed of Trust)** Barbara Devenney

**Publication:** Times-Call      **First Publication Date:** 03/20/2010  
**Last Publication Date:** 04/17/2010

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

**Attorney File Number:** 09-05383RH      **Phone:** (303)788-9600      **Fax:** (303)531-2136

**Foreclosure Number:** 10-23599

**NED Date:** 01/04/2010      **Reception #:** 03051144  
**Original Sale Date:** 05/05/2010  
**Deed of Trust Date:** 02/11/2008      **Recording Date:** 02/15/2008      **Reception #:** 2910428  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 2, MILL VILLAGE FILING 3 REPLAT C, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 237 Sweet Valley Court, Longmont, CO 80501

**Original Note Amt:** \$215,550.00      **LoanType:** CONV      **Interest Rate:** 6.625  
**Current Amount:** \$211,689.86      **As Of:** 12/28/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Suntrust Mortgage, Inc  
**Current Owner:** Jesus A Armendariz and Karen R Armendariz  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for First National Bank of Colorado  
**Grantor (Borrower On Deed of Trust)** Jesus A Armendariz and Karen R Armendariz

**Publication:** Times-Call      **First Publication Date:** 03/20/2010  
**Last Publication Date:** 03/20/2010

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

**Attorney File Number:** 09-30203      **Phone:** (303)865-1400      **Fax:** (303)865-1410



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**Foreclosure Number: 10-23602**

**NED Date:** 01/07/2010      **Reception #:** 03051982  
**Original Sale Date:** 05/12/2010  
**Deed of Trust Date:** 11/02/2006      **Recording Date:** 11/06/2006      **Reception #:** 2816472  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 1232 Juniper Street, Longmont, CO 80501

**Original Note Amt:** \$132,000.00      **LoanType:** Conventional      **Interest Rate:** 7  
**Current Amount:** \$128,820.54      **As Of:** 12/29/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Chase Home Finance LLC  
**Current Owner:** Caren E Smith  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for FIRST NATIONAL BANK OF COLORADO  
**Grantor (Borrower On Deed of Trust)** Caren E Smith

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

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 1068.02807      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number: 10-23603**

**NED Date:** 01/07/2010      **Reception #:** 03051984  
**Original Sale Date:** 05/12/2010  
**Deed of Trust Date:** 12/06/2002      **Recording Date:** 12/09/2002      **Reception #:** 2368816  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 3250 Oneal Cir #F-15, Boulder, CO 80301

**Original Note Amt:** \$124,000.00      **LoanType:** Conventional      **Interest Rate:** 5.5  
**Current Amount:** \$111,022.38      **As Of:** 12/29/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP  
**Current Owner:** Steven Alan Lowtwait  
**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)** Steven Alan Lowtwait

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

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 1269.07108      **Phone:** (303)813-1177      **Fax:** (303)813-1107

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**Foreclosure Number:** 10-23604

**NED Date:** 01/07/2010      **Reception #:** 03051983  
**Original Sale Date:** 05/12/2010  
**Deed of Trust Date:** 08/19/2005      **Recording Date:** 09/02/2005      **Reception #:** 2719022  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 21, BLOCK 1, CENTERBRIDGE, COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE PLAT OF WHICH IS RECORDED IN PLAN FILE P-17, F-4, #25 AND #26.

**Address:** 8057 Centerbridge Dr, Longmont, CO 80503-7213

**Original Note Amt:** \$400,000.00      **Loan Type:** Conventional      **Interest Rate:** 7.375  
**Current Amount:** \$448,489.43      **As Of:** 12/31/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Citibank, N.A., as Trustee for the holders of Bear Stearns Alt-A Trust 2007-3, Mortgage Pass-Through Certificates, Series 2007-3  
**Current Owner:** Duane F. Park and Susan E. Park  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. acting solely as nominee for FINANCE, LLC, DBA FINAM, LLC  
**Grantor (Borrower On Deed of Trust)** Duane F. Park and Susan E. Park

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

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

**Attorney File Number:** 9106.00447      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 10-23605

**NED Date:** 01/07/2010      **Reception #:** 03051986  
**Original Sale Date:** 05/12/2010  
**Deed of Trust Date:** 07/21/2005      **Recording Date:** 08/05/2005      **Reception #:** 2711237  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 95 Ute Way, Nederland, CO 80466

**Original Note Amt:** \$297,500.00      **Loan Type:** Conventional      **Interest Rate:** 6.99  
**Current Amount:** \$284,515.33      **As Of:** 12/31/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB8  
**Current Owner:** Ted A Cook and Sandra K Cook  
**Grantee (Lender On Deed of Trust):** New Century Mortgage Corporation  
**Grantor (Borrower On Deed of Trust)** Ted A Cook and Sandra K Cook

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

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

**Attorney File Number:** 1185.01661      **Phone:** (303)813-1177      **Fax:** (303)813-1107





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**Foreclosure Number:** 10-23611

<b>NED Date:</b>	01/07/2010	<b>Reception #:</b>	03051988		
<b>Original Sale Date:</b>	05/12/2010				
<b>Deed of Trust Date:</b>	08/24/2005	<b>Recording Date:</b>	08/29/2005	<b>Reception #:</b>	2717091
		<b>Re-Recording Date:</b>	12/12/2005	<b>Re-Recorded #:</b>	2743611

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

**Address:** 34635 Boulder Canyon Drive, Boulder, CO 80302

<b>Original Note Amt:</b>	\$262,500.00	<b>Loan Type:</b>	CONV	<b>Interest Rate:</b>	1.375
<b>Current Amount:</b>	\$290,311.39	<b>As Of:</b>	12/31/2009	<b>Interest Type:</b>	Adjustable

<b>Current Lender (Beneficiary):</b>	The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-56 Mortgage Pass-Through Certificates, Series 2005-56
<b>Current Owner:</b>	James R Turner
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender
<b>Grantor (Borrower On Deed of Trust)</b>	James R Turner

<b>Publication:</b>	Times-Call	<b>First Publication Date:</b>	03/27/2010
		<b>Last Publication Date:</b>	04/24/2010

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

<b>Attorney File Number:</b>	09-30666	<b>Phone:</b>	(303)865-1400	<b>Fax:</b>	(303)865-1410
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