

# Notices of Election and Demand Filed in Boulder County

From November 30, 2009 Through December 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:** 09-22654 **Restarted**

**NED Date:** 12/03/2009 **Reception #:** 03045611  
**Original Sale Date:** 04/07/2010  
**Deed of Trust Date:** 10/14/2005 **Recording Date:** 10/20/2005 **Reception #:** 2731206  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 12, FOX MEADOW, FILING THREE, REPLAT A, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:**  
**Original Note Amt:** \$760,000.00 **LoanType:** Conventional **Interest Rate:** 5.250  
**Current Amount:** \$760,000.00 **As Of:** 05/04/2009 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** EverBank  
**Current Owner:** Robert A. Carmendy  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for EverBank  
**Grantor (Borrower On Deed of Trust):** Robert A. Carmendy

**Publication:** Times-Call **First Publication Date:** 02/20/2010  
**Last Publication Date:** 03/20/2010  
**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 4380.00666 **Phone:** (303)813-1177 **Fax:** (303)813-1107

**Foreclosure Number:** 09-23450

**NED Date:** 11/30/2009 **Reception #:** 03044719  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 06/21/2001 **Recording Date:** 07/19/2001 **Reception #:** 2175196  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 24, BLOCK 16, SUNNYVALE SUBDIVISION FIFTH FILING, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 659 Buchanan Ln, Longmont, CO 80501  
**Original Note Amt:** \$147,150.00 **LoanType:** Conventional **Interest Rate:** 8.5  
**Current Amount:** \$130,947.42 **As Of:** 11/19/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** NationStar Mortgage LLC  
**Current Owner:** Gregory B. Kester and Karel K. Kester  
**Grantee (Lender On Deed of Trust):** Centex Home Equity Corporation  
**Grantor (Borrower On Deed of Trust):** Gregory B. Kester and Karel K. Kester

**Publication:** Times-Call **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010  
**Attorney for Beneficiary:** Law Office of Michael P Medved PC  
**Attorney File Number:** 09-030-14673 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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**Foreclosure Number:** 09-23451

**NED Date:** 11/30/2009      **Reception #:** 03044720  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 07/08/2005      **Recording Date:** 07/19/2005      **Reception #:** 2705359  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 17, SPRING LAKE HEIGHTS, REPLAT A, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 11022 N. 66th Street, Longmont, CO 80503

**Original Note Amt:** \$402,000.00      **LoanType:** Conventional      **Interest Rate:** 6.375  
**Current Amount:** \$382,041.78      **As Of:** 11/13/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Elevations Credit Union, formerly known as U of C Federal Credit Union  
**Current Owner:** Michael H Moger and Lois A Moger  
**Grantee (Lender On Deed of Trust):** U of C Federal Credit Union  
**Grantor (Borrower On Deed of Trust):** Michael H Moger and Lois A Moger

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

**Attorney for Beneficiary:** Harry L. Simon, PC

**Attorney File Number:** MOGER      **Phone:** (303)758-6601      **Fax:** (303)758-6540

**Foreclosure Number:** 09-23455

**NED Date:** 11/30/2009      **Reception #:** 03044721  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 12/14/2007      **Recording Date:** 12/31/2007      **Reception #:** 2902068  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 2, WOLF CREEK 2ND FILING, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1202 Fall River Cir, Longmont, CO 80501

**Original Note Amt:** \$223,250.00      **LoanType:** CONV      **Interest Rate:** 10.375  
**Current Amount:** \$221,588.70      **As Of:** 11/18/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMorgan Chase Bank, N.A.  
**Current Owner:** Charles R Melvin and Beverly J Melvin  
**Grantee (Lender On Deed of Trust):** Chase Bank USA, N.A.  
**Grantor (Borrower On Deed of Trust):** Charles R Melvin and Beverly J Melvin

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 09-24957      **Phone:** (303)865-1400      **Fax:** (303)865-1410

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**Foreclosure Number:** 09-23456

**NED Date:** 11/30/2009      **Reception #:** 03044722  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 11/20/2002      **Recording Date:** 11/21/2002      **Reception #:** 2360075  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 1400 Crete Court # E5, Lafayette, CO 80026

**Original Note Amt:** \$120,765.00      **LoanType:** FHA      **Interest Rate:** 6.25  
**Current Amount:** \$113,818.55      **As Of:** 11/18/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Chase Home Finance LLC  
**Current Owner:** Seanna Hartman  
**Grantee (Lender On Deed of Trust):** Liberty Home Loans, Inc.  
**Grantor (Borrower On Deed of Trust):** Seanna Hartman

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-24912      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23457

**NED Date:** 11/30/2009      **Reception #:** 03044723  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 07/12/2001      **Recording Date:** 07/13/2001      **Reception #:** 2173227  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 3009 Madison Avenue #I-304, Boulder, CO 80303

**Original Note Amt:** \$102,600.00      **LoanType:** Conventional      **Interest Rate:** 7  
**Current Amount:** \$92,743.21      **As Of:** 11/19/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Chase Home Finance LLC  
**Current Owner:** David L. Levine  
**Grantee (Lender On Deed of Trust):** Stagecoach Mortgage, L.L.C.  
**Grantor (Borrower On Deed of Trust):** David L. Levine

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 1068.02781      **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:** 09-23462

**NED Date:** 12/01/2009      **Reception #:** 03044872  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 10/09/2001      **Recording Date:** 10/23/2001      **Reception #:** 2210186\*\*\*  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** SEE ATTACHED EXHIBIT A

\*\*\*LOAN MODIFICATION DATED 10/30/2006 AND RECORDED NOVEMBER 14, 2006 AT RECEPTION NUMBER 2817940

**Address:** 1871 Folsom Street, Boulder, CO 80302

**Original Note Amt:** \$1,100,007.00      **LoanType:** Conventional      **Interest Rate:** 6.350  
**Current Amount:** \$947,510.97      **As Of:** 11/23/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Bank of the West  
**Current Owner:** Gindi Enterprises, Inc  
**Grantee (Lender On Deed of Trust):** Community First National Bank  
**Grantor (Borrower On Deed of Trust):** Gindi Enterprises, Inc

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

**Attorney for Beneficiary:** Markus Williams Young & Zimmerman LLC

**Attorney File Number:** Gindi Enterprises      **Phone:** (303)830-0800      **Fax:** (303)830-0809

**Foreclosure Number:** 09-23463

**NED Date:** 11/30/2009      **Reception #:** 03044728  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 02/03/2004      **Recording Date:** 02/11/2004      **Reception #:** 2557013  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 2108 Lincoln St, Longmont, CO 80501

**Original Note Amt:** \$171,600.00      **LoanType:** CONV      **Interest Rate:** 5.875  
**Current Amount:** \$157,932.39      **As Of:** 11/23/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Colonial National Mortgage, a division of Colonial Savings, F.A.  
**Current Owner:** Leanne Taulman and Robert E. Taulman  
**Grantee (Lender On Deed of Trust):** Colonial National Mortgage, a division of Colonial Savings, F.A.  
**Grantor (Borrower On Deed of Trust):** Leanne Taulman and Robert E. Taulman

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 09-27652      **Phone:** (303)865-1400      **Fax:** (303)865-1410



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From November 30, 2009 Through December 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:** 09-23466

**NED Date:** 11/30/2009      **Reception #:** 03044731  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 02/29/2008      **Recording Date:** 03/04/2008      **Reception #:** 2913967  
**Re-Recording Date:**      **Re-Recorded #:**

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

**Address:** 1606 Cottenwood Drive #27, Louisville, CO 80027

**Original Note Amt:** \$97,550.00      **Loan Type:** VA      **Interest Rate:** 6.125  
**Current Amount:** \$96,379.81      **As Of:** 11/23/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Marilyn Tyson  
**Grantee (Lender On Deed of Trust):** Colorado Mortgage Alliance, LLC  
**Grantor (Borrower On Deed of Trust):** Marilyn Tyson

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 09-27903      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 09-23467

**NED Date:** 11/30/2009      **Reception #:** 03044732  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 10/03/2003      **Recording Date:** 10/08/2003      **Reception #:** 2513162  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 3, RENAISSANCE SUBDIVISION FILING NO. 3, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 4634 Lucca Drive, Longmont, CO 80503

**Original Note Amt:** \$239,504.00      **Loan Type:** Conventional      **Interest Rate:** 6.000  
**Current Amount:** \$219,686.71      **As Of:** 11/20/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWMBS 2003-52  
**Current Owner:** Virginia M. Weissman  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc.  
**Grantor (Borrower On Deed of Trust):** Virginia M. Weissman

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 1269.04451      **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:** 09-23471

**NED Date:** 12/01/2009      **Reception #:** 03044873  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 01/21/2005      **Recording Date:** 02/02/2005      **Reception #:** 2662150  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 3, STONEY RIDGE SUBDIVISION, THIRD FILING, REPLAT "B", COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 122 Mount Massive Way, Longmont, CO 80501

**Original Note Amt:** \$191,000.00      **LoanType:** Conventional      **Interest Rate:** 5.875  
**Current Amount:** \$181,704.88      **As Of:** 11/23/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** OneWest Bank, FSB  
**Current Owner:** Glenn Pawelczyk and Cheryl Pawelczyk  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for Colonial Savings, F.A.  
**Grantor (Borrower On Deed of Trust):** Glenn Pawelczyk and Cheryl Pawelczyk

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 8500/pawelczyk      **Phone:** (303)706-9990      **Fax:** (303)706-9994

**Foreclosure Number:** 09-23473

**NED Date:** 12/01/2009      **Reception #:** 03044874  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 11/07/2006      **Recording Date:** 11/14/2006      **Reception #:** 2817926  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 500 Chute Road, Golden, CO 80403

**Original Note Amt:** \$247,200.00      **LoanType:** CONV      **Interest Rate:** 6.375  
**Current Amount:** \$247,200.00      **As Of:** 11/24/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** BAC Home Loans Servicing, L.P.  
**Current Owner:** Scott D Evans  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Clarion Mortgage Capital, Inc.  
**Grantor (Borrower On Deed of Trust):** Scott D Evans

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 09-27932      **Phone:** (303)865-1400      **Fax:** (303)865-1410



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**Foreclosure Number:** 09-23478

**NED Date:** 12/02/2009      **Reception #:** 03045294  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 11/28/2007      **Recording Date:** 12/11/2007      **Reception #:** 2899165  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 2020 Ionosphere St. #15, Longmont, CO 80504

**Original Note Amt:** \$284,000.00      **LoanType:** Conventional      **Interest Rate:** 7.25  
**Current Amount:** \$280,701.91      **As Of:** 11/25/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Chase Home Finance LLC  
**Current Owner:** Eric Dellinger  
**Grantee (Lender On Deed of Trust):** Fidelity Home Mortgage Llc  
**Grantor (Borrower On Deed of Trust):** Eric Dellinger

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 1068.02809      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 09-23479

**NED Date:** 12/02/2009      **Reception #:** 03045295  
**Original Sale Date:** 03/31/2010  
**Deed of Trust Date:** 10/03/2003      **Recording Date:** 10/08/2003      **Reception #:** 2513143  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 6, ROCK CREEK RANCH FILING NO. 15, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 2277 Bristol Street, Superior, CO 80027

**Original Note Amt:** \$236,000.00      **LoanType:** Conventional      **Interest Rate:** 4.875  
**Current Amount:** \$235,186.91      **As Of:** 11/25/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** CitiMortgage, Inc.  
**Current Owner:** Darrell E. Schiffer and Jovita C. Schiffer  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Clarion Mortgage Capital, Inc.  
**Grantor (Borrower On Deed of Trust):** Darrell E. Schiffer and Jovita C. Schiffer

**Publication:** Times-Call      **First Publication Date:** 02/13/2010  
**Last Publication Date:** 03/13/2010

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

**Attorney File Number:** 1175.12660      **Phone:** (303)813-1177      **Fax:** (303)813-1107

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**Foreclosure Number:** 09-23480

**NED Date:** 12/02/2009

**Reception #:** 03045296

**Original Sale Date:** 03/31/2010

**Deed of Trust Date:** 04/24/2007

**Recording Date:** 04/27/2007

**Reception #:** 2851869

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 6, BLOCK 16, CULVER'S SUBDIVISION, COUNTY OF BOULDER STATE OF COLORADO.

**Address:** 2212 Goss Street, Boulder, CO 80302

**Original Note Amt:** \$975,000.00

**Loan Type:** Conventional

**Interest Rate:** 7.99

**Current Amount:** \$953,561.30

**As Of:** 11/19/2009

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Elevations Credit Union

**Current Owner:** Michael J. Connolly and Paula R. Connolly

**Grantee (Lender On Deed of Trust):** Elevations Credit Union c/o Centennial Lending, LLC

**Grantor (Borrower On Deed of Trust):** Michael J. Connolly and Paula R. Connolly

**Publication:** Times-Call

**First Publication Date:** 02/13/2010

**Last Publication Date:** 03/13/2010

**Attorney for Beneficiary:** Harry L. Simon, PC

**Attorney File Number:** CONNOLLY

**Phone:** (303)758-6601

**Fax:** (303)758-6540