

# Notices of Election and Demand Filed in Weld County

From September 07, 2009 Through September 11, 2009

Weld 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:** 08-2670 **Restarted**

**NED Date:** 09/11/2009 **Reception #:**  
**Original Sale Date:** 01/13/2010  
**Deed of Trust Date:** 06/15/2006 **Recording Date:** 06/22/2006 **Reception #:** 3397900  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 17, BLOCK 15, AMENDED PLAT THE RIDGE AT PRAIRIE VIEW PUD, A REPLAT OF TRACT D, SEARS FARM SUBDIVISION, ALSO KNOWN AS WILLOWBROOK SUBDIVISION, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 4305 Phlox Ln, Evans, CO 806209248

**Original Note Amt:** \$162,378.00 **LoanType:** CONV **Interest Rate:** 5.75  
**Current Amount:** \$162,378.00 **As Of:** 12/12/2008 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Lasalle Bank National Association, as Trustee on Behalf of GSAA Home Equity Trust  
2006-14 Asset-Backed Certificates Series 2006-14  
**Current Owner:** Daniel M Greener, and Carol A Greener  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc.  
**Grantor (Borrower On Deed of Trust):** Daniel M Greener, and Carol A Greener

**Publication:** Windsor Beacon **First Publication Date:** 11/26/2009  
**Last Publication Date:** 12/24/2009  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 08-23142 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410

**Foreclosure Number:** 09-2216

**NED Date:** 09/10/2009 **Reception #:** 3647793  
**Original Sale Date:** 01/13/2010  
**Deed of Trust Date:** 05/19/2005 **Recording Date:** 05/25/2005 **Reception #:** 3288964  
**Re-Recording Date** 08/05/2009 **Re-Recorded #:** 3640753

**Legal:** LOT 7, BLOCK 2, EPPLE'S SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

\*\*\*Deed of Trust re-recorded on 8/5/09 @ reception No. 3640753 to attach the legal description.\*\*\*\*\*

**Address:** 229 16th Ave, Greeley, CO 80631

**Original Note Amt:** \$116,000.00 **LoanType:** CONV **Interest Rate:** 6.35  
**Current Amount:** \$115,063.11 **As Of:** 08/24/2009 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** US Bank National Association, as Trustee for Credit Suisse First Boston HEAT 2005-5  
**Current Owner:** Hilda Abrego and Santos G Torres  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for CIT Group/Consumer Finance, Inc.  
**Grantor (Borrower On Deed of Trust):** Hilda Abrego and Santos G Torres

**Publication:** Windsor Beacon **First Publication Date:** 11/19/2009  
**Last Publication Date:** 12/17/2009  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 08-24558 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410



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**Foreclosure Number:** 09-2253 **Restarted**

**NED Date:** 09/10/2009 **Reception #:** 3647747  
**Original Sale Date:** 01/13/2010  
**Deed of Trust Date:** 03/30/2004 **Recording Date:** 04/20/2004 **Reception #:** 3171985  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** The West 20 feet of Lot 13, and all of Lot 14, EXCEPT the West 8 2/3 feet, Block A, RIVER VIEW ADDITION to the City of Fort Lupton, County of Weld, State of Colorado.

**Address:** 204 4th Street, Fort Lupton, CO 80621

**Original Note Amt:** \$180,000.00 **Loan Type:** **Interest Rate:** 5.750  
**Current Amount:** \$167,028.82 **As Of:** 08/25/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** MorEquity, Inc.  
**Current Owner:** Danny M. Sisneros and Grace E. Sisneros  
**Grantee (Lender On Deed of Trust):** Wilmington Finance, a division of AIG Federal Savings Bank  
**Grantor (Borrower On Deed of Trust):** Danny M. Sisneros and Grace E. Sisneros

**Publication:** Greeley Tribune **First Publication Date:** 11/27/2009  
**Last Publication Date:** 12/25/2009

**Attorney for Beneficiary:** Frasca Joiner Goodman and Greenstein PC

**Attorney File Number:** 7129-3700 **Phone:** (303)494-3000 **Fax:**

**Foreclosure Number:** 09-2254

**NED Date:** 09/08/2009 **Reception #:** 3647246  
**Original Sale Date:** 01/06/2010  
**Deed of Trust Date:** 04/23/2004 **Recording Date:** 05/05/2004 **Reception #:** 3177113  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 31, IN SANBORN'S SUBDIVISION OF BLOCK 170 IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1528 3RD AVENUE, GREELEY, CO 80631

**Original Note Amt:** \$110,500.00 **Loan Type:** Conventional **Interest Rate:** 5.875  
**Current Amount:** \$102,385.26 **As Of:** 08/28/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
**Current Owner:** ADRIAN RAMIREZ  
**Grantee (Lender On Deed of Trust):** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS  
NOMINEE FOR LENDER, RBC MORTGAGE COMPANY  
**Grantor (Borrower On Deed of Trust):** ADRIAN RAMIREZ

**Publication:** Greeley Tribune **First Publication Date:** 11/20/2009  
**Last Publication Date:** 12/18/2009

**Attorney for Beneficiary:** Medved Michael P

**Attorney File Number:** 09-915-14152 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159































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From September 07, 2009 Through September 11, 2009

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**Foreclosure Number:** 09-2282

**NED Date:** 09/11/2009

**Reception #:**

**Original Sale Date:** 01/13/2010

**Deed of Trust Date:** 04/27/2005

**Recording Date:** 04/28/2005

**Reception #:** 3281251

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** A tract of land located in the S/E1/4 of Section 5, Township 5 North, Range 66 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado, being more particularly described as follows:

Considering the East line of the SE1/4 of said Section 5 as bearing North 05°56'28" East (rec. 05°39'05" East) and with all other bearings contained herein relative thereto; Beginning at the SE Corner of said Section 5; Thence North 05°56'28" East (rec. North 05°39'05" East) along said East line, 843.46 feet; Thence North 84°03'32" West (rec. North 84°20'55" West), 50.00 feet to the Westerly right-of-way line of 71st Avenue, said point being the True Point of Beginning; Thence continuing North 84°03'32" West (rec. North 84°20'55" West), 160.00 feet; Thence South 05°56'28" West (rec. South 05°39'05" West), 60.00 feet; Thence South 24°37'46" West (rec. South 24°20'23" West), 436.93 feet; Thence South 05°56'28" West (rec. South 05°39'05" West), 160.93 feet; Thence North 77°46'58" West (rec. North 74°04'21" West), 603.62 feet; Thence South 89°46'48" West (rec. South 89°29'26" West), 1534.86 feet; Thence North 17°07'27" East (rec. North 16°50'04" East), 822.39 feet; Thence North 60°38'57" East (rec. North 60°21'34" East), 318.40 feet; Thence North 27°46'54" East (rec. North 27°29'31" East), 322.06 feet; Thence North 24°01'05" East (rec. 23°43'42" East), 964.98 feet; Thence North 27°23'29" West (rec. North 27°40'52" West), 142.00 feet to a point of curvature; Thence along the arc of a curve which is concave to the Northeast, a distance of 136.07 feet whose radius is 286.81 feet, whose delta is 27°11'00", and whose long cord bears North 13°47'59" West (rec. North 14°05'22" West), 134.80 feet to the point of tangency; Thence North 00°12'29" West (rec. North 00°29'52" West), 62.66 feet to the Southerly right-of-way line of West 4th Street; Thence North 89°47'31" East (rec. North 89°30'08" East) along said Southerly right-of-way line, 80.00 feet; Thence South 00°12'29" East (rec. South 00°29'52" East), 62.66 feet to a point of curvature; Thence along the arc of a curve which is concave to the Northeast, a distance of 98.12 feet, whose radius is 206.81 feet, whose delta is 27°11'00", and whose long cord bears South 13°47'59" East (rec. South 14°05'22" East), 97.20 feet to the point of tangency; Thence South 27°23'29" East (rec. South 27°40'52" East), 66.43 feet; Thence South 82°00'33" East (rec. South 82°17'56" East), 587.43 feet; Thence North 89°47'31" East (rec. North 89°30'08" East); 744.28 feet; Thence South 13°12'20" West (rec. South 12°54'57" West), 514.02 feet; Thence South 04°18'12" West (rec. South 04°00'49" West), 1049.82 feet; Thence South 84°03'32" East (rec. South 84°20'55" East), 270.00 feet to the Westerly right-of-way line of 71st Avenue; Thence South 05°56'28" West (rec. South 05°39'05" West) along said Westerly right-of-way line, 80.00 feet to the True Point of Beginning

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property).

**Address:** Vacant Land, Greeley, CO 80634

**Original Note Amt:** \$4,875,000.00

**Loan Type:** Conventional

**Interest Rate:** 6.750

**Current Amount:** \$4,873,785.89

**As Of:** 09/09/2009

**Interest Type:** Fixed

<b>Current Lender (Beneficiary):</b>	Bank of Choice
<b>Current Owner:</b>	Boomerang Development Company
<b>Grantee (Lender On Deed of Trust):</b>	Bank of Choice (West Greeley)
<b>Grantor (Borrower On Deed of Trust)</b>	Boomerang Development Company

**Publication:** Greeley Tribune

**First Publication Date:** 11/27/2009

**Last Publication Date:** 12/25/2009

**Attorney for Beneficiary:** Kerr Brosseau Bartlett O'Brien, LLC

**Attorney File Number:** 3257.002

**Phone:** (303)812-1200

**Fax:**























