

## Pre Sale List

Sale Date 09/09/2009

9/4/2009

3:20:08PM

All of the sale(s) involve property in Weld County.

Foreclosure Sale numbers 09-1091 through 09-1165 were originally scheduled for sale on September 09, 2009.

All of the(se) sale(s) were advertised for 5 consecutive weeks beginning July 24, 2009 through August 21, 2009 in the Windsor Beacon Greeley Tribune

All other numbered sale(s) were advertised earlier for five consecutive weeks and duly continued from prior sale date until today.

We will read as follows:

- a. The foreclosure number
- b. Original Grantor/Borrower
- c. Legal Description
- d. Street address of property if known

**ANNOUNCE: "The property(ies) are struck and sold as posted and shown on today's Sale list."  
"That is all of the Sale(s) for today."**

"If you have any further questions, we would be happy to answer them."

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The list of property(ies) for sale will follow consisting of:

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Foreclosure #: 08-2704

The Grantor: Obed Huerta, Jr.

Legal Description: Please see attached legal description

Street Address: 13545 County Road 2, Brighton, CO 80603

Current Beneficiary Name: Citigroup Global Markets Realty Corp.

First Publication: 03/13/2009

Last Publication: 04/10/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$164,000.00

Deficiency: \$262,791.46

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Foreclosure #: 09-0131

The Grantor: Mark Everett Simonsen

Legal Description: LOT 24, BLOCK 6, PARKVIEW ESTATES THIRD SUBDIVISION, BEING A REPLAT OF A PORTION OF PARKVIEW ESTATES, ACCORDING TO THE PLAT RECORDED OCTOBER 16, 1995 IN BOOK 1515 AT RECEPTION NO. 2459664, COUNTY OF WELD, STATE OF COLORADO.

\*\*\*LOAN MODIFICATION AGREEMENT RECORDED ON FEBRUARY 08, 2008 AT RECEPTION NO. 3534223.

Street Address: 606 Aspen Circle, Frederick, CO 80530

Current Beneficiary Name: LaSalle Bank National Association, as Trustee under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-HE1

First Publication: 04/02/2009 Last Publication: 04/30/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$181,625.00

Deficiency: \$114,439.15

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Foreclosure #: 09-0230

The Grantor: Diah Asker, Jr

Legal Description: LOT 26, BLOCK 14, VISTA POINTE, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1140 Columbine Way, Erie, CO 80516

Current Beneficiary Name: US Bank National Association, as Trustee for CSFB ARMT 2006-3

First Publication: 04/16/2009 Last Publication: 05/14/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$264,033.29

Deficiency: \$0.00

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Foreclosure #: 09-0250

The Grantor: Scott T Charpentier and Shawn L Charpentier

Legal Description: LOT 15, NORTH SHORES AT WINDSOR, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 328 N Shores Cir, Windsor, CO 80550

Current Beneficiary Name: LaSalle Bank NA as trustee for WaMu Mortgage Pass-Through Certificates Series 2007-OA5 Trust

First Publication: 04/16/2009 Last Publication: 05/14/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$1,107,785.53

Deficiency: \$0.00

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Foreclosure #: 09-0291

The Grantor: Theresa M Fitzgerald

Legal Description: LOT 2, BLOCK 2, LANCASTER NORTH ADDITION, FIRST FILING, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 903 Pacific Place, Fort Lupton, CO 80621

Current Beneficiary Name: OneWest Bank, F.S.B.

First Publication: 04/23/2009

Last Publication: 05/21/2009

Amended First Publication: 06/04/2009

Amended Last Publication: 07/02/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$51,838.30

Deficiency: \$88,154.00

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Foreclosure #: 09-0564

The Grantor: Leland R. Zarn

Legal Description: LOT 171, GLENS OF DACONO, UNIT NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 109 Glen Ayre Street, Dacono, CO 80514

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 05/28/2009

Last Publication: 06/25/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$25,557.70

Deficiency: \$50,812.12

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Foreclosure #: 09-0708

The Grantor: Daniel M Gongloff

Legal Description: LOT 3B, BLOCK 1, RIVERSIDE MEADOWS SUBDIVISION FOURTH FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 3711 Salida Court, Evans, CO 80620

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for WaMu Mortgage Pass-Through Certificates Series 2006-PRI Trust

First Publication: 06/12/2009

Last Publication: 07/10/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$149,200.88

Deficiency: \$-1.21

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Foreclosure #: 09-0834

The Grantor: Shannon M. Lee and Coleen S. Lee

Legal Description: LOT 9, STAMP MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 5337 Redtail Court, Platteville, CO 80651

Current Beneficiary Name: OneWest Bank, F.S.B.

First Publication: 06/25/2009

Last Publication: 07/23/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$365,783.08

Deficiency: \$101,403.25

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Foreclosure #: 09-0854

The Grantor: Jesse D Herrera and Cathi J Herrera

Legal Description: ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF WELD AND STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 44, CORBETT GLEN FILING 1, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 3408 Holden Lane, Johnstown, CO 80534

Current Beneficiary Name: US Bank, N.A.

First Publication: 06/25/2009 Last Publication: 07/23/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$266,639.47

Deficiency: \$0.00

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Foreclosure #: 09-0858

The Grantor: David Vannorsdel and Craig Mullenax

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 501 Peterson Dr, Johnstown, CO 80534

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF HARBORVIEW 2005-10 TRUST FUND

First Publication: 06/25/2009 Last Publication: 07/23/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$161,500.00

Deficiency: \$144,735.75

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Foreclosure #: 09-0886

The Grantor: UIV Land LLC

Legal Description: Lot 8, Coyote Ridge P.U.D., County of Weld, State of Colorado

Date of Assignment of Deed of Trust: October 5, 2007

Recording Date of Assignment of Deed of Deed of Trust: November 7, 2007

County of Recording: Weld County, Colorado

Recorded Assignment of Deed of Trust: 3516095

Street Address:

Current Beneficiary Name: Loveland Bank of Commerce

First Publication: 07/03/2009 Last Publication: 07/31/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$425,000.00

Deficiency: \$609,534.30

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Foreclosure #: 09-0985

The Grantor: Bill S. Keas and Ellen Hartsock

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

Street Address: 801 Lucca Drive, Evans, CO 80620

Current Beneficiary Name: HSBC Bank USA, N.A., as Trustee for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-ASAP1, Asset Backed Pass-Through Certificates

First Publication: 07/09/2009 Last Publication: 08/06/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$119,912.63

Deficiency: \$0.00

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Foreclosure #: 09-0999

The Grantor: Randy K. Messenger and Lydia B Messenger

Legal Description: LOT A OF RECORDED EXEMPTION NO. 1305-19-4-RE-2907, BEING THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., RECORDED JANUARY 26, 2001 AT RECEPTION NO. 2821719, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 8053 Weld County Road 51, Keenesburg, CO 80643-9618

Current Beneficiary Name: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-CP1 Asset-Backed Certificates, Series 2007-CP1

First Publication: 07/09/2009 Last Publication: 08/06/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$27,500.00

Deficiency: \$339,659.60

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Foreclosure #: 09-1011

The Grantor: Jose Lopez

Legal Description: Lots 43B, in a Replat of Lot 43, Block 8, Third Addition to Westview, City of Greeley, County of Weld, State of Colorado.

Street Address: 2430 W 13th Street, Greeley, CO 80634

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2

First Publication: 07/16/2009 Last Publication: 08/13/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$91,250.00

Deficiency: \$93,770.78

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Foreclosure #: 09-1043  
The Grantor: Lara S. Bergman  
Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION  
Street Address: 3405 West 16th Street #33, Greeley, CO 80634  
Current Beneficiary Name: Bank of America, National Association as successor by merger to LaSalle Bank  
National Association as trustee for WMALT 2005-10  
First Publication: 07/16/2009 Last Publication: 08/13/2009  
Publication Newspaper: Windsor Beacon  
Lender's Bid Amount: \$103,726.25  
Deficiency: \$0.00

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Foreclosure #: 09-1095  
The Grantor: Edwin P Haefeli  
Legal Description: LOTS 13 ADN 14, OF BARBER'S SUBDIVISION OF BLOCK ONE HUNDRED  
TWENTY-(123), IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF  
COLORADO.  
Street Address: 428 8th Street, Greeley, CO 80631  
Current Beneficiary Name: BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME  
LOANS SERVICING, L.P.  
First Publication: 07/23/2009 Last Publication: 08/20/2009  
Publication Newspaper: Windsor Beacon  
Lender's Bid Amount: \$64,705.61  
Deficiency: \$18,186.93

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Foreclosure #: 09-1096  
The Grantor: Glenda L. Furbay  
Legal Description: LOT 5, BLOCK 8, SAGEBRUSH, TOWN OF FIRESTONE, COUNTY OF WELD,  
STATE OF COLORADO.  
Street Address: 6733 Thistle Ridge Avenue, Firestone, CO 80504  
Current Beneficiary Name: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity  
Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan  
Trust, Series 2006-ASAP3, Asset Backed Pass-Through Certificates  
First Publication: 07/24/2009 Last Publication: 08/21/2009  
Publication Newspaper: Greeley Tribune  
Lender's Bid Amount: \$232,165.37  
Deficiency: \$0.00

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Foreclosure #: 09-1111

The Grantor: Andrew B Chittim and Raleigh Makarechian

Legal Description: LOTS 1 & 2, BLOCK 8, SETTLERS VILLAGE, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 461 and 481 South Stage Coach Drive, Milliken, CO 80543

Current Beneficiary Name: JPMorgan Chase Bank, National Association

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$273,926.42

Deficiency: \$0.00

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Foreclosure #: 09-1121

The Grantor: Larry Whitmore

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 398 4th St, Nunn, CO 80468

Current Beneficiary Name: CITIFINANCIAL CORPORATION

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$24,900.00

Deficiency: \$94,465.33

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Foreclosure #: 09-1122

The Grantor: Michael J. Vodneck

Legal Description: THE LOT 12, BLOCK 1, GARDEN EAST SUBDIVISION, REPLAT OF TRACT "D" CORNERSTONE SUBDIVISION THIRD FILING, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 612 Cornerstone Drive, Windsor, CO 80550

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$111,388.76

Deficiency: \$0.00

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Foreclosure #: 09-1123

The Grantor: James Kenneth Abbate and Beverly Ann Abbate

Legal Description: LOT 8, BLOCK 4, HIGHPLAINS FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 100 Versailles Street, Loch Buie, CO 80603

Current Beneficiary Name: BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P.

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$158,200.71

Deficiency: \$0.00

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Foreclosure #: 09-1129

The Grantor: Arik Diehl

Legal Description: AND LEGALLY DESCRIBED AS: LOT 17, BLOCK 78, REPLAT OF A PORTION OF WAL MAR SUBDIVISION, TO THE TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 204 South Olive Avenue, Milliken, CO 80543

Current Beneficiary Name: Wells Fargo Bank, NA as Trustee Banc of America Alternative Loan Trust 2004-10  
Mortgage Pass Through Certificates Series 2004-10

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$140,779.89

Deficiency: \$0.00

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Foreclosure #: 09-1132

The Grantor: Luis C Nevarez

Legal Description: LOT 4, BLOCK 10, SEARS FARM SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO ALSO KNOWN AS, WILLOWBROOK SUBDIVISION ACCORDING TO INSTRUMENT RECORDED AUGUST 17, 2001 UNDER RECEPTION NO. 2875802

Street Address: 2508 Park View Drive, Evans, CO 80620

Current Beneficiary Name: BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, L.P.

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$143,131.78

Deficiency: \$0.00

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Foreclosure #: 09-1133

The Grantor: Reinhard J. Ziegler

Legal Description: LOT 33, BLOCK 5, BITTERSWEET, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 4003 West 14th Street Road, Greeley, CO 80634

Current Beneficiary Name: BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, L.P.

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$180,041.35

Deficiency: \$0.00

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Foreclosure #: 09-1134

The Grantor: Mahonri Jaussi and Elizabeth Jaussi

Legal Description: LOT 165, GLENS OF DACONO, UNIT NO. 2, TOWN OF DACONO, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 121 Glen Creighton Dr #2, Dacono, CO 80514-9508

Current Beneficiary Name: BAC Home Loans Servicing, L.P.

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$82,757.38

Deficiency: \$0.00

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Foreclosure #: 09-1136

The Grantor: Diane E Angel

Legal Description: LOT 3, BLOCK 4, CARLSON FARMS FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 3665 Porter Lane, Johnstown, CO 80534

Current Beneficiary Name: BAC Home Loans Servicing, L.P.

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$291,084.29

Deficiency: \$0.00

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Foreclosure #: 09-1138

The Grantor: Jenifer Delgado and John C Garcia

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

Street Address: 15121 Dale Ave, Fort Lupton, CO 80621

Current Beneficiary Name: Wells Fargo Bank, N.A.

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$201,432.83

Deficiency: \$0.00

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Foreclosure #: 09-1139

The Grantor: Geoffrey W. Wilhite

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

Street Address: 1495 Blue Sky Way #9-306, Erie, CO 80516

Current Beneficiary Name: HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-AR7

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$110,500.00

Deficiency: \$37,794.56

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Foreclosure #: 09-1140

The Grantor: Amy Jo Pierce and Cody Vazquez

Legal Description: LOT 38, BLOCK 3, WESTWOOD VILLAGE 2ND FILING, TOWN OF WINDSOR,  
COUNTY OF WELD, STATE OF COLORADO.

Street Address: 525 Springwood Court, Windsor, CO 80550

Current Beneficiary Name: Bank of America, N.A.

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$204,600.89

Deficiency: \$0.00

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Foreclosure #: 09-1145

The Grantor: Michael R Meis and Trudy L Meis

Legal Description: LOT 4, BLOCK 1, DRAKES CROSSING, CITY OF GREELEY, COUNTY OF WELD,  
STATE OF COLORADO.

Street Address: 2013 68th Ave, Greeley, CO 80634-7935

Current Beneficiary Name: U.S. BANK N.A. AS TRUSTEE ON BEHALF OF ADJUSTABLE RATE  
MORTGAGE TRUST 2005-11 ADJUSTABLE RATE MORTGAGE-BACKED  
PASS-THROUGH CERTIFICATES, SERIES 2005-11

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$205,704.41

Deficiency: \$0.00

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Foreclosure #: 09-1157

The Grantor: Philip R Whitley and Tory S Whitley

Legal Description: LOT A OF RECORDED EXEMPTION NO. 0803-25-4 RE 3905, RECORDED MAY 26,  
2005 AT RECEPTION NO. 3289476, BEING A PART OF WEST 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 65 WEST OF  
THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

\*\*\*LOAN MODIFICATION AGREEMENT SIGNED BY PHILIP R WHITLEY AND  
TORY S WHITLEY AUGUST 12, 2008

Street Address: 23655 Weld County Road 64, Greeley, CO 80631

Current Beneficiary Name: The Bank of New York Mellon Trust Company, National Association fka The Bank  
of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as  
Trustee for RAMP 2006RS2

First Publication: 07/23/2009 Last Publication: 08/20/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$109,322.46

Deficiency: \$115,735.03

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Foreclosure #: 09-1159  
The Grantor: JEFFREY A MEISTER  
Legal Description: SEE ATTACHED LEGAL DESCRIPTION  
Street Address: 2900 BLUE SKY CIRCLE 5-101, ERIE, CO 80516  
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY  
First Publication: 07/24/2009 Last Publication: 08/21/2009  
Publication Newspaper: Greeley Tribune  
Lender's Bid Amount: \$198,763.39  
Deficiency: \$0.00

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Foreclosure #: 09-1164  
The Grantor: Felix Casas and Maria D. Casas  
Legal Description: Lot 4, Block 2, Peach Tree Subdivision, City of Greeley, County of Weld, State of Colorado  
Street Address: 214 17th Avenue, Greeley, CO 80631  
Current Beneficiary Name: Greeley Urban Renewal Authority  
First Publication: 07/24/2009 Last Publication: 08/21/2009  
Publication Newspaper: Greeley Tribune  
Lender's Bid Amount: \$112,019.21  
Deficiency: \$0.00

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**Total: 33**