

# Notices of Election and Demand Filed in Weld County

From September 21, 2009 Through September 25, 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:** 08-2250 **Restarted**

**NED Date:** 09/25/2009 **Reception #:**  
**Original Sale Date:** 01/27/2010  
**Deed of Trust Date:** 05/23/2005 **Recording Date:** 06/01/2005 **Reception #:** 3290622  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF WELD STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
LOT 8, BLOCK 2, EAGLEVIEW SUBDIVISION AT PHEASANT RUN, A SUBDIVISION IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 4418 West A Street, Greeley, CO 80634

**Original Note Amt:** \$172,800.00 **Loan Type:** Conventional **Interest Rate:** 5.68  
**Current Amount:** \$184,882.70 **As Of:** 10/15/2008 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wachovia Mortgage, FSB.f.k.a. World Savings Bank  
**Current Owner:**  
**Grantee (Lender On Deed of Trust):** World Savings Bank, FSB  
**Grantor (Borrower On Deed of Trust):** Gay Lynn Rutten

**Publication:** Windsor Beacon **First Publication Date:** 12/10/2009  
**Last Publication Date:** 01/07/2010

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

**Attorney File Number:** 5600.57459 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

**Foreclosure Number:** 08-2583 **Restarted**

**NED Date:** 09/24/2009 **Reception #:** 3650529  
**Original Sale Date:** 01/27/2010  
**Deed of Trust Date:** 11/16/2001 **Recording Date:** 11/28/2001 **Reception #:** 2903732\*\*\*  
**Re-Recording Date** 04/15/2002 **Re-Recorded #:** 2943107

**Legal:** LOT 22, BLOCK 13, SIXTH ADDITION TO EDWARDS HOMES, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

\*\*\*LOAN MODIFICATION AGREEMENT SIGNED BY A KAREN G ZIMMERMANN ON MAY 25, 2007.

**Address:** 400 36th Avenue Court, Greeley, CO 80634

**Original Note Amt:** \$116,645.00 **Loan Type:** FHA **Interest Rate:** 5  
**Current Amount:** \$109,402.40 **As Of:** 12/02/2008 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Countrywide Home Loans Servicing, L.P.  
**Current Owner:** A. Karen G. Zimmermann  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Pacific Republic Mortgage Corporation  
**Grantor (Borrower On Deed of Trust):** A. Karen G. Zimmermann

**Publication:** Windsor Beacon **First Publication Date:** 12/10/2009  
**Last Publication Date:** 01/07/2010

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

**Attorney File Number:** 08-22187 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410

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**Foreclosure Number:** 08-2640 **Restarted**

**NED Date:** 09/24/2009 **Reception #:** 3650525  
**Original Sale Date:** 01/27/2010  
**Deed of Trust Date:** 07/20/2005 **Recording Date:** 07/26/2005 **Reception #:** 3306271  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 4, RODGER'S FARM, IN THE TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 215 Buck Rake Blvd, Platteville, CO 80651

**Original Note Amt:** \$187,821.00 **Loan Type:** FHA **Interest Rate:** 5.375  
**Current Amount:** \$182,864.26 **As Of:** 12/08/2008 **Interest Type:** Fixed

**Current Lender (Beneficiary):** Countrywide Home Loans Servicing LP  
**Current Owner:** Anthony Carl Blackburn and Cristy S Blackburn  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Market Street Mortgage Corporation  
**Grantor (Borrower On Deed of Trust):** Anthony Carl Blackburn and Cristy S Blackburn

**Publication:** Windsor Beacon **First Publication Date:** 12/10/2009  
**Last Publication Date:** 01/07/2010

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

**Attorney File Number:** 07-23668 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410

**Foreclosure Number:** 09-0290 **Restarted**

**NED Date:** 09/25/2009 **Reception #:**  
**Original Sale Date:** 01/27/2010  
**Deed of Trust Date:** 05/14/2004 **Recording Date:** 05/20/2004 **Reception #:** 3181877  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOTS 19 THROUGH 27, BLOCK 9, TOWNSITE OF CAMFIELD, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 24637 Railroad Street, Eaton, CO 80615

**Original Note Amt:** \$124,000.00 **Loan Type:** Conventional **Interest Rate:** 5.250  
**Current Amount:** \$116,051.00 **As Of:** 02/02/2009 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** EverHome Mortgage Company  
**Current Owner:** Scott W Crawford  
**Grantee (Lender On Deed of Trust):** First Horizon Home Loan Corporation  
**Grantor (Borrower On Deed of Trust):** Scott W Crawford

**Publication:** Windsor Beacon **First Publication Date:** 12/10/2009  
**Last Publication Date:** 01/07/2010

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

**Attorney File Number:** 4380.00289 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

































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**Foreclosure Number:** 09-2399

**NED Date:** 09/23/2009      **Reception #:** 3650246  
**Original Sale Date:** 01/20/2010  
**Deed of Trust Date:** 08/04/2003      **Recording Date:** 08/11/2003      **Reception #:** 3093673  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 7, EAGLEVIEW SUBDIVISION AT PHEASANT RUN, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 205 North 45th Avenue Court, Greeley, CO 80634

**Original Note Amt:** \$128,180.00      **LoanType:** Conventional      **Interest Rate:** 5.125  
**Current Amount:** \$128,125.06      **As Of:** 09/15/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMS 2003-53  
**Current Owner:**  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. as nominee for COUNTRYWIDE HOME LOANS, INC.  
**Grantor (Borrower On Deed of Trust):** Michael R. Meis and Trudy L. Meis

**Publication:** Greeley Tribune      **First Publication Date:** 12/04/2009  
**Last Publication Date:** 01/01/2010

**Attorney for Beneficiary:** Robert J. Hopp & Associates, LLC

**Attorney File Number:** 09-03647RH      **Phone:** (303)788-9600      **Fax:**

**Foreclosure Number:** 09-2400

**NED Date:** 09/23/2009      **Reception #:** 3650248  
**Original Sale Date:** 01/20/2010  
**Deed of Trust Date:** 07/15/2003      **Recording Date:** 07/23/2003      **Reception #:** 3086758  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 8, WAL MAR THIRD SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

**Address:** 810 South Norma Avenue, Milliken, CO 80543

**Original Note Amt:** \$187,351.00      **LoanType:** FHA      **Interest Rate:** 5.5  
**Current Amount:** \$177,532.87      **As Of:** 09/16/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Brett Brown and Carrie Wall  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company  
**Grantor (Borrower On Deed of Trust):** Brett Brown and Carrie Wall

**Publication:** Windsor Beacon      **First Publication Date:** 12/03/2009  
**Last Publication Date:** 12/31/2009

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

**Attorney File Number:** 09-22555      **Phone:** (303) 86-51400      **Fax:** (303) 86-51410





















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**Foreclosure Number:** 09-2419

<b>NED Date:</b>	09/24/2009	<b>Reception #:</b>	3650539		
<b>Original Sale Date:</b>	01/27/2010				
<b>Deed of Trust Date:</b>	11/29/2005	<b>Recording Date:</b>	12/06/2005	<b>Reception #:</b>	3345123
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 418 Grape Street, Hudson, CO 80642

<b>Original Note Amt:</b>	\$118,000.00	<b>LoanType:</b>	Conventional	<b>Interest Rate:</b>	7.46
<b>Current Amount:</b>	\$124,195.01	<b>As Of:</b>	09/16/2009	<b>Interest Type:</b>	Adjustable

<b>Current Lender (Beneficiary):</b>	US Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Loan Trust 2006-BC1
<b>Current Owner:</b>	
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. acting solely as nominee for AEGIS FUNDING CORPORATION
<b>Grantor (Borrower On Deed of Trust)</b>	David Howard Mitchell

<b>Publication:</b>	Windsor Beacon	<b>First Publication Date:</b>	12/10/2009
		<b>Last Publication Date:</b>	01/07/2010

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

<b>Attorney File Number:</b>	9106.00136	<b>Phone:</b>	(303) 81-31177	<b>Fax:</b>	(303) 81-31107
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**Foreclosure Number:** 09-2432

**NED Date:** 09/25/2009

**Reception #:**

**Original Sale Date:** 01/27/2010

**Deed of Trust Date:** 02/24/2005

**Recording Date:** 03/04/2005

**Reception #:** 3265672\*\*\*

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 15, BLOCK 5, ASHCROFT HEIGHTS, SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

\*\*\*LOAN MODIFICATION AGREEMENT DATED JUNE 14, 2008 SIGNED BY LUKE F.TEMPLEMAN AND BRIANNA J TEMPLEMAN ON JUNE 14, 2008

**Address:** 3008 Armadillo Court, Evans, CO 80620

**Original Note Amt:** \$136,000.00

**LoanType:** CONV

**Interest Rate:** 4.875

**Current Amount:** \$138,141.71

**As Of:** 09/18/2009

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-OC1 Mortgage Pass-Through Certificates, Series 2006-OC1

**Current Owner:** Luke F Templeman and Brianna J Templeman

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Market Street Mortgage Corporation

**Grantor (Borrower On Deed of Trust)** Luke F Templeman and Brianna J Templeman

**Publication:** Windsor Beacon

**First Publication Date:** 12/10/2009

**Last Publication Date:** 01/07/2010

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

**Attorney File Number:** 09-22674

**Phone:** (303) 86-51400

**Fax:** (303) 86-51410

