

# Pre Sale List

Sale Date 09/23/2009

9/21/2009 12:35:25PM

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

Foreclosure Sale numbers 09-0267 through 09-1259 were originally scheduled for sale on September 23, 2009.

All of the(se) sale(s) were advertised for 5 consecutive weeks beginning August 07, 2009 through September 04, 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 #: 08-2024

The Grantor: Luis C Aldana-Arroyo

Legal Description: LOT 2, BLOCK 4, PARKVIEW SOUTH, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 2415 Aspen Avenue, Greeley, CO 80631

Current Beneficiary Name: Bank of New York as Trustee for the Certificateholders CWABS, Inc.  
Asset-Backed Certificates, Series 2004-13

First Publication: 12/04/2008 Last Publication: 01/01/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$68,425.00

Deficiency: \$65,021.70

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Foreclosure #: 08-2663

The Grantor: Roger Stephenson and Joan L Stephenson

Legal Description: THE EAST 65 FEET OF LOT 7, EXCEPT THE EAST 1 FOOT OF THE NORTH 50 FEET THEREOF, BLOCK 73, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1211 11th St, Greeley, CO 80631-3504

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

First Publication: 03/05/2009 Last Publication: 04/02/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$206,409.24

Deficiency: \$0.00

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Foreclosure #: 09-0035

The Grantor: Erik C. Johnson, Kendra T. Johnson

Legal Description: Lot 24, Block 2, Fox Run Subdivision Third Filing, City of Greeley, County of Weld, State of Colorado.

Street Address: 6107 West 16th Street, Greeley, CO 80634

Current Beneficiary Name: Aurora Loan Services, LLC

First Publication: 03/27/2009 Last Publication: 04/24/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$205,000.00

Deficiency: \$24,441.69

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Foreclosure #: 09-0108

The Grantor: Bradley Ray Larson

Legal Description: LOT 16, BLOCK 5, OWL RIDGE MINOR SUBDIVISION, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 8104 West 22nd Street, Greeley, CO 80634

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

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

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$339,332.62

Deficiency: \$0.00

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Foreclosure #: 09-0470

The Grantor: John Carrillo and Lenore I Carrillo

Legal Description: LOT 20, BLOCK 7, COTTONWOOD VILLAGE AND ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1963 23rd Avenue, Greeley, CO 80634

Current Beneficiary Name: Chase Home Finance LLC

First Publication: 05/14/2009 Last Publication: 06/11/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$113,514.42

Deficiency: \$0.00

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Foreclosure #: 09-0666

The Grantor: David J. Cuthbert and Shannon K. Cuthbert

Legal Description: LOT 18, BLOCK 8, EATON COMMONS SUBDIVISION, IN THE CITY OF EATON, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 351 Willow Avenue, Eaton, CO 80615

Current Beneficiary Name: Bank of America National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust 2003-BC5

First Publication: 06/04/2009 Last Publication: 07/02/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$146,018.84

Deficiency: \$0.00

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Foreclosure #: 09-0912

The Grantor: Dana Bybee

Legal Description: IN THE EAST 1/2 OF LOT 2, BLOCK 2, NORTH WEST ADDITION TO THE TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 921 N Broadway Ave, Fort Lupton, CO 80621

Current Beneficiary Name: U.S. Bank National Association as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-3

First Publication: 07/02/2009

Last Publication: 07/30/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$110,928.51

Deficiency: \$0.00

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Foreclosure #: 09-0929

The Grantor: Fidel Mendoza

Legal Description: LOT 5, BLOCK 6, WAL MAR THIRD SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

Street Address: 300 E Ilex St, Milliken, CO 80543

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

First Publication: 07/02/2009

Last Publication: 07/30/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$164,009.35

Deficiency: \$0.00

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Foreclosure #: 09-1010

The Grantor: Craig C. Hau

Legal Description: Lot 29, Block 14, and Lot 22, Block 16, FRANK FARM SUBDIVISION, Town of Milliken, County of Weld, State of Colorado

Street Address: Vacant Land, Milliken, CO 80543

Current Beneficiary Name: Bank of Choice (Greeley)

First Publication: 07/17/2009

Last Publication: 08/14/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$44,186.90

Deficiency: \$74,648.83

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Foreclosure #: 09-1074

The Grantor: THOMAS K. WILSON

Legal Description: LOT 2, BLOCK 1, APPALOOSA ACRES ESTATES, PUD, COUNTY OF WELD, STATE OF COLORADO. SITUATE IN WELD COUNTY.

Street Address: 20186 LEOLA WY, EATON, CO 80615

Current Beneficiary Name: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

First Publication: 07/17/2009

Last Publication: 08/14/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$260,000.00

Deficiency: \$111,848.48

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Foreclosure: #: 09-1097

The Grantor: Hilda Salas and Juan Salas

Legal Description: LOT 34, ASPEN HILL ADDITION, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1903 Aspen Street, Fort Lupton, CO 80621

Current Beneficiary Name: Provident Funding Associates, L.P.

First Publication: 07/24/2009 Last Publication: 08/21/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$85,280.00

Deficiency: \$75,523.20

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Foreclosure: #: 09-1104

The Grantor: Robert P. Alvarado and Michelle Alvarado

Legal Description: LOT 20, BLOCK 5, WAL MAR THIRD SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 120 E Ilex Ct, Milliken, CO 80543

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: \$192,279.07

Deficiency: \$0.00

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Foreclosure: #: 09-1126

The Grantor: Jed Snelling and Leslie D. Snelling

Legal Description: LOT 16, BLOCK 4, TIMBER RIDGE PUD SECOND FILING, TOWNOF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

Street Address: 919 Cliffrose Way, Windsor, CO 80550

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: \$210,615.98

Deficiency: \$0.00

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Foreclosure: #: 09-1158

The Grantor: Gregory W Golovanoff

Legal Description: THE EAST 65.00 FEET OF LOTS 16 AND 17, AND THE EAST 77.5 FEET OF LOTS 18, 19 AND 20, BLOCK C, WULFEKUHLE'S REPLAT, A SUBDIVISION OF THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 310 7th Street, Fort Lupton, CO 80621

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: \$204,607.06

Deficiency: \$0.00

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Foreclosure #: 09-1162

The Grantor: Kenneth Adam Walter and Michael R Walter

Legal Description: LOT 6, BLOCK 8, CHAPPELOW VILLAGE SUBDIVISION, A SUBDIVISION IN THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1920 McNitt Street, Evans, CO 80620-3404

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: \$116,380.24

Deficiency: \$0.00

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Foreclosure #: 09-1213

The Grantor: Godfrey A. Aiona and Tammy R. Aiona

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 207 B St, Ault, CO 80610

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 08/06/2009 Last Publication: 09/03/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$90,952.50

Deficiency: \$62,480.57

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Foreclosure #: 09-1223

The Grantor: River Run at Poudre River Ranch, LLC a Colorado limited liability company

Legal Description: See Exhibit A attached hereto.

Street Address: Vacant Land, Greeley, CO 80634

Current Beneficiary Name: Bank of Choice

First Publication: 08/07/2009 Last Publication: 09/04/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$1,294,005.54

Deficiency: \$0.00

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Foreclosure #: 09-1224

The Grantor: Raymond A. Montez and Theresa D. Montez

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

Street Address: 844 Glen Barr Street, Dacono, CO 80514

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 08/06/2009 Last Publication: 09/03/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$30,845.50

Deficiency: \$66,333.80

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Foreclosure #: 09-1225

The Grantor: Jennifer Homes Owl Ridge Burrows, LLC; a Colorado limited liability company

Legal Description: Lot 5, Block 2, OWL RIDGE MINOR SUBDIVISION, a Subdivision of the City of Greeley,  
County of Weld, State of Colorado

Street Address: 2006 81st Avenue Court, Greeley, CO 80634

Current Beneficiary Name: Advantage Bank

First Publication: 08/07/2009 Last Publication: 09/04/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$40,174.57

Deficiency: \$107,272.94

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Foreclosure #: 09-1228

The Grantor: Jaque L Graves

Legal Description: LOT 4, BLOCK 2, THE MEADOWS P.U.D. TO THE CITY OF GREELEY, COUNTY  
OF WELD, STATE OF COLORADO.

Street Address: 3585 West 20th Street Road, Greeley, CO 80634

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 08/06/2009 Last Publication: 09/03/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$135,513.00

Deficiency: \$69,973.17

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Foreclosure #: 09-1231

The Grantor: Bradley D. Bayne

Legal Description: LOT 1, BLOCK 1, HIGHLAND MEADOWS SUBDIVISION, TOWN OF AULT,  
COUNTY OF WELD, STATE OF COLORADO.

Street Address: 105 Linden Oaks Drive, Ault, CO 80610

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 08/06/2009 Last Publication: 09/03/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$158,666.62

Deficiency: \$0.00

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Foreclosure #: 09-1236

The Grantor: CHRISTOPHER R. HAWKINS

Legal Description: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH  
FULLY SET FORTH.

Street Address: 123 HUNTLEY CREEK CT, ERIE, CO 80516

Current Beneficiary Name: NATIONAL CITY BANK

First Publication: 08/07/2009 Last Publication: 09/04/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$101,349.50

Deficiency: \$22,513.46

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Foreclosure: #: 09-1237

The Grantor: Jonathan M Horner and Gina R Horner

Legal Description: LOT 8, BLOCK 1, MOUNTAIN VISTA - FILING 2, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Street Address: 1929 79th Avenue, Greeley, CO 80634

Current Beneficiary Name: Wells Fargo Bank, National Association, as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., GreenPoint Mortgage Funding Trust 2005-AR4, Mortgage Pass-Through Certificates, Series 2005-AR4

First Publication: 08/06/2009

Last Publication: 09/03/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$245,000.00

Deficiency: \$58,107.99

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Foreclosure: #: 09-1238

The Grantor: Yvonne Marie Sobieski, William J Sobieski

Legal Description: Lot 2, Block 2, Casa Loma Subdivision, Town of Severance, County of Weld, State of Colorado.

Street Address: 5002 Cortez Way, Severance, CO 80546

Current Beneficiary Name: Aurora Loan Services, LLC

First Publication: 08/07/2009

Last Publication: 09/04/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$335,000.00

Deficiency: \$111,353.95

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Foreclosure: #: 09-1246

The Grantor: Gerardo Corral

Legal Description: LOT 8, BLOCK 2, THE VILLAGE SUBDIVISION SECOND FILING, AN ADDITION TO THE TOWN OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 3512 Myrtle Street, Evans, CO 80620

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WF2

First Publication: 08/06/2009

Last Publication: 09/03/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$62,000.00

Deficiency: \$50,729.07

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Foreclosure #: 09-1250

The Grantor: MARILEE R. TRICKLER

Legal Description: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

Street Address: 168 BONANZA DRIVE, ERIE, CO 80516

Current Beneficiary Name: NATIONSTAR MORTGAGE LLC

First Publication: 08/07/2009 Last Publication: 09/04/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$272,918.83

Deficiency: \$0.00

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Foreclosure #: 09-1254

The Grantor: Carlos G. Perez and Lila M. Perez and Rebecca Nadine Salas

Legal Description: LOT 13, BLOCK 3, HIGHPLAINS, FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 674 Canyon Court, Lochbuie, CO 80603

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

First Publication: 08/06/2009 Last Publication: 09/03/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$134,346.37

Deficiency: \$0.00

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Foreclosure #: 09-1255

The Grantor: Heather A King and Lance J King

Legal Description: LOT 8, BLOCK 8, SUMMIT VIEW SUBDIVISION, SECOND FILING, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 619 Keystone Drive, Severance, CO 80546

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 08/06/2009 Last Publication: 09/03/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$163,660.00

Deficiency: \$0.00

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Foreclosure #: 09-1256

The Grantor: Jonathan M Horner and Gina R Horner

Legal Description: LOT 3, BLOCK 3, FOX RUN SUBDIVISION THIRD FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1610 61st Avenue Court, Greeley, CO 80634

Current Beneficiary Name: Wells Fargo Bank, National Association as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., GreenPoint MTA Trust 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3

First Publication: 08/06/2009 Last Publication: 09/03/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$190,000.00

Deficiency: \$53,480.77

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Foreclosure #: 09-1258

The Grantor: Stanley Pearson and Donna Pearson

Legal Description: Lot 6, and the Northwesterly 5 feet of Lot 7, Lakeshore Second Addition, to the Town of Evans, County of Weld, State of Colorado.

Street Address: 2940 STATE FARM ROAD, EVANS, CO 80620

Current Beneficiary Name: HSBC Bank USA, National Association as Trustee for Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2007-3

First Publication: 08/07/2009 Last Publication: 09/04/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$185,000.00

Deficiency: \$77,108.70

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Foreclosure #: 09-1259

The Grantor: Brian S. Tuhkanen and Carol Tuhkanen

Legal Description: Lot 35, Block 3, Governor's Farm Third Filing, Town of Windsor, County of Weld, State of Colorado.

Street Address: 1001 Glacier Court, Windsor, CO 80550

Current Beneficiary Name: MoreEquity, Inc.

First Publication: 08/07/2009 Last Publication: 09/04/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$215,000.00

Deficiency: \$23,753.74

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**Total: 31**