

# Notices of Election and Demand Filed in Weld County

From October 05, 2009 Through October 09, 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:** 08-2617 **Restarted**

**NED Date:** 10/09/2009 **Reception #:**  
**Original Sale Date:** 05/26/2010  
**Deed of Trust Date:** 10/20/2006 **Recording Date:** 10/26/2006 **Reception #:** 3430145  
**Re-Recording Date** **Re-Recorded #:**

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

**Address:** 18508 Weld County Road 86, Ault, CO 80610

**Original Note Amt:** \$380,000.00 **Loan Type:** CONV **Interest Rate:** 6.25  
**Current Amount:** \$379,720.87 **As Of:** 12/05/2008 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Countrywide Home Loans Servicing, LP  
**Current Owner:** Bryon D Mackey, and Jamie D Mackey  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Mortgage Ventures, LLC dba The Group Guaranteed Mortgage  
**Grantor (Borrower On Deed of Trust):** Bryon D Mackey, and Jamie D Mackey

**Publication:** Windsor Beacon **First Publication Date:** 04/08/2010  
**Last Publication Date:** 05/06/2010

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

**Attorney File Number:** 08-21931 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410

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**From October 05, 2009 Through October 09, 2009**

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**Foreclosure Number: 09-1516 Restarted**

<b>NED Date:</b> 10/06/2009	<b>Reception #:</b> 3652658		
<b>Original Sale Date:</b> 02/03/2010			
<b>Deed of Trust Date:</b> 01/16/2007	<b>Recording Date:</b> 01/23/2007	<b>Reception #:</b> 3450188	
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>	

**Legal:** LOT 17A, BLOCK 3, BALSAM VILLAGE SECOND FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 813 East 20th Street, Greeley, CO 80631

<b>Original Note Amt:</b> \$69,600.00	<b>Loan Type:</b> Conventional	<b>Interest Rate:</b> 9.033	
<b>Current Amount:</b> \$75,428.08	<b>As Of:</b> 06/12/2009	<b>Interest Type:</b> Adjustable	

<b>Current Lender (Beneficiary):</b>	Deutsche Bank National Trust Company as Indenture Trustee for American Home Mortgage Investment Trust 2007-1, Mortgage-Backed Notes and Grantor Trust Certificates, Series 2007-1
<b>Current Owner:</b>	Lacie E. Benton
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Brokers Conduit
<b>Grantor (Borrower On Deed of Trust)</b>	Lacie E. Benton

<b>Publication:</b> Windsor Beacon	<b>First Publication Date:</b> 12/17/2009		
	<b>Last Publication Date:</b> 01/14/2010		
<b>Attorney for Beneficiary:</b> Aronowitz & Mecklenburg, LLP			
<b>Attorney File Number:</b> 6662.0185	<b>Phone:</b> (303) 81-31177	<b>Fax:</b> (303) 81-31107	

**Foreclosure Number: 09-2471**

<b>NED Date:</b> 10/05/2009	<b>Reception #:</b> 3652319		
<b>Original Sale Date:</b> 02/03/2010			
<b>Deed of Trust Date:</b> 07/31/2003	<b>Recording Date:</b> 08/06/2003	<b>Reception #:</b> 3092158	
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>	

**Legal:** THE SOUTH 53 FEET OF THE NORTH 118 FEET OF THE E1/2 OF LOT 1, BLOCK 21, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 513 5th Ave, Greeley, CO 80631

<b>Original Note Amt:</b> \$97,470.00	<b>Loan Type:</b> FHA	<b>Interest Rate:</b> 3.5	
<b>Current Amount:</b> \$87,977.83	<b>As Of:</b> 09/24/2009	<b>Interest Type:</b> Adjustable	

<b>Current Lender (Beneficiary):</b>	Wells Fargo Bank, N.A.
<b>Current Owner:</b>	Benito Samaniego
<b>Grantee (Lender On Deed of Trust):</b>	Wells Fargo Home Mortgage, Inc.
<b>Grantor (Borrower On Deed of Trust)</b>	Benito Samaniego

<b>Publication:</b> Windsor Beacon	<b>First Publication Date:</b> 12/17/2009		
	<b>Last Publication Date:</b> 01/14/2010		
<b>Attorney for Beneficiary:</b> Castle, Meinhold & Stawiariski LLC			
<b>Attorney File Number:</b> 09-23221	<b>Phone:</b> (303) 86-51400	<b>Fax:</b> (303) 86-51410	



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**Foreclosure Number:** 09-2474

**NED Date:** 10/05/2009      **Reception #:** 3652323  
**Original Sale Date:** 02/03/2010  
**Deed of Trust Date:** 02/24/2006      **Recording Date:** 03/07/2006      **Reception #:** 3368556  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 16, BLOCK 3, JOHNSTOWN FARMS FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 471 Heritage Lane, Johnstown, CO 80534

**Original Note Amt:** \$192,400.00      **LoanType:** CONV      **Interest Rate:** 6.375  
**Current Amount:** \$192,222.78      **As Of:** 09/24/2009      **Interest Type:** Fixed

**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 2006-6CB, Mortgage Pass-Through Certificates, Series 2006-6CB  
**Current Owner:** Krista A Petty and Stephen M Petty  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender  
**Grantor (Borrower On Deed of Trust):** Krista A Petty and Stephen M Petty

**Publication:** Windsor Beacon      **First Publication Date:** 12/17/2009  
**Last Publication Date:** 01/14/2010

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

**Attorney File Number:** 09-23059      **Phone:** (303) 86-51400      **Fax:** (303) 86-51410

**Foreclosure Number:** 09-2478

**NED Date:** 10/05/2009      **Reception #:** 3652320  
**Original Sale Date:** 02/03/2010  
**Deed of Trust Date:** 09/21/2007      **Recording Date:** 09/26/2007      **Reception #:** 3506810  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 13, BLOCK 7, FOX RUN SUBDIVISION THIRD FILING, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 6306 W 13TH ST DR, GREELEY, CO 80634

**Original Note Amt:** \$225,600.00      **LoanType:** Conventional      **Interest Rate:** 7.750  
**Current Amount:** \$236,398.37      **As Of:** 09/23/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
**Current Owner:** MATTHEW L ROSENBOHM  
**Grantee (Lender On Deed of Trust):** WASHINGTON MUTUAL BANK, FA  
**Grantor (Borrower On Deed of Trust):** MATTHEW L ROSENBOHM

**Publication:** Greeley Tribune      **First Publication Date:** 12/18/2009  
**Last Publication Date:** 01/15/2010

**Attorney for Beneficiary:** Medved Michael P

**Attorney File Number:** 09-915-14281      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159

# Notices of Election and Demand Filed in Weld County

From October 05, 2009 Through October 09, 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:** 09-2479

**NED Date:** 10/06/2009      **Reception #:** 3652648  
**Original Sale Date:** 02/03/2010  
**Deed of Trust Date:** 11/07/2003      **Recording Date:** 11/20/2003      **Reception #:** 3128580  
**Re-Recording Date**      **Re-Recorded #:**

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

**Address:** 4700 Weld County Rd 38, Platteville, CO 80651

**Original Note Amt:** \$200,000.00      **LoanType:** CONV      **Interest Rate:** 6  
**Current Amount:** \$177,268.07      **As Of:** 09/24/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** US Bank, N.A.  
**Current Owner:** Tom E. Vetter and Nancy D. Vetter  
**Grantee (Lender On Deed of Trust):** Colorado Mortgage Alliance, LLC  
**Grantor (Borrower On Deed of Trust):** Tom E. Vetter and Nancy D. Vetter

**Publication:** Windsor Beacon      **First Publication Date:** 12/17/2009  
**Last Publication Date:** 01/14/2010

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

**Attorney File Number:** 09-22906      **Phone:** (303) 86-51400      **Fax:** (303) 86-51410

**Foreclosure Number:** 09-2480

**NED Date:** 10/06/2009      **Reception #:** 3652649  
**Original Sale Date:** 02/03/2010  
**Deed of Trust Date:** 03/30/2004      **Recording Date:** 04/05/2004      **Reception #:** 3167841  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 130, BLOCK 1, GRANDVIEW, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 282 Smith Circle, Erie, CO 80516

**Original Note Amt:** \$116,508.00      **LoanType:** CONV      **Interest Rate:** 4.5  
**Current Amount:** \$112,818.02      **As Of:** 09/25/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust  
2004-3, Asset-Backed Certificates Series 2004-3  
**Current Owner:** Nicole Babb  
**Grantee (Lender On Deed of Trust):** Long Beach Mortgage Company  
**Grantor (Borrower On Deed of Trust):** Nicole Babb

**Publication:** Windsor Beacon      **First Publication Date:** 12/17/2009  
**Last Publication Date:** 01/14/2010

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

**Attorney File Number:** 09-23096      **Phone:** (303) 86-51400      **Fax:** (303) 86-51410

# Notices of Election and Demand Filed in Weld County

**From October 05, 2009 Through October 09, 2009**

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**Foreclosure Number: 09-2481**

<b>NED Date:</b> 10/06/2009	<b>Reception #:</b> 3652650	
<b>Original Sale Date:</b> 02/03/2010		
<b>Deed of Trust Date:</b> 12/03/2004	<b>Recording Date:</b> 12/08/2004	<b>Reception #:</b> 3242310
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>

**Legal:** LOT 2, BLOCK 2, CASCADE PARK SOUTH, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2310 27th Avenue Court, Greeley, CO 80634

<b>Original Note Amt:</b> \$177,650.00	<b>LoanType:</b> CONV	<b>Interest Rate:</b> 5.25
<b>Current Amount:</b> \$172,695.94	<b>As Of:</b> 09/25/2009	<b>Interest Type:</b> Adjustable

<b>Current Lender (Beneficiary):</b>	Deutsche Bank National Trust Company, as Trustee for ABFC Asset Backed Securities Trust Series 2005-WF1
<b>Current Owner:</b>	Jeffrey A. Gale and Lori B. Gale
<b>Grantee (Lender On Deed of Trust):</b>	Wells Fargo Bank, N.A.
<b>Grantor (Borrower On Deed of Trust):</b>	Jeffrey A. Gale and Lori B. Gale

<b>Publication:</b> Windsor Beacon	<b>First Publication Date:</b> 12/17/2009
	<b>Last Publication Date:</b> 01/14/2010

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

<b>Attorney File Number:</b> 09-22885	<b>Phone:</b> (303) 86-51400	<b>Fax:</b> (303) 86-51410
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**Foreclosure Number: 09-2482**

<b>NED Date:</b> 10/06/2009	<b>Reception #:</b> 3652651	
<b>Original Sale Date:</b> 02/03/2010		
<b>Deed of Trust Date:</b> 09/12/2003	<b>Recording Date:</b> 09/19/2003	<b>Reception #:</b> 3108120
	<b>Re-Recording Date</b> 08/23/2007	<b>Re-Recorded #:</b> 3499183

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

**Address:** 24787 1st Street, Galeton, CO 80622

<b>Original Note Amt:</b> \$184,000.00	<b>LoanType:</b> CONV	<b>Interest Rate:</b> 8.375
<b>Current Amount:</b> \$174,355.93	<b>As Of:</b> 09/25/2009	<b>Interest Type:</b> Fixed

<b>Current Lender (Beneficiary):</b>	Deutsche Bank National Trust Company FKA Bankers Trust
<b>Current Owner:</b>	Larry L. Rittel and Kathy K. Rittel
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as nominee for Colorado Liberty Mortgage Services
<b>Grantor (Borrower On Deed of Trust):</b>	Larry L. Rittel and Kathy K. Rittel

<b>Publication:</b> Windsor Beacon	<b>First Publication Date:</b> 12/17/2009
	<b>Last Publication Date:</b> 01/14/2010

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

<b>Attorney File Number:</b> 09-16848R	<b>Phone:</b> (303) 86-51400	<b>Fax:</b> (303) 86-51410
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# *Notices of Election and Demand Filed in Weld County*

**From October 05, 2009 Through October 09, 2009**

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**Foreclosure Number: 09-2483**

<b>NED Date:</b> 10/06/2009	<b>Reception #:</b> 3652652	
<b>Original Sale Date:</b> 02/03/2010		
<b>Deed of Trust Date:</b> 11/30/2006	<b>Recording Date:</b> 12/06/2006	<b>Reception #:</b> 3439810
	<b>Re-Recording Date:</b>	<b>Re-Recorded #:</b>

**Legal:** LOT 46, EXCEPT THE NORTH 5 FEET THEREOF, IN BLOCK 1, REVISED MAP OF SUNNY VIEW SUBDIVISION, TOWN OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3032 Sunset Dr., Evans, CO 80620

<b>Original Note Amt:</b> \$125,530.00	<b>Loan Type:</b> FHA	<b>Interest Rate:</b> 6.000
<b>Current Amount:</b> \$122,298.23	<b>As Of:</b> 09/30/2009	<b>Interest Type:</b> Fixed

**Current Lender (Beneficiary):** Colorado Housing and Finance Authority  
**Current Owner:**  
**Grantee (Lender On Deed of Trust):** Countrywide Home Loans, Inc.  
**Grantor (Borrower On Deed of Trust):** Susan McCullough

**Publication:** Greeley Tribune  
**First Publication Date:** 12/18/2009  
**Last Publication Date:** 01/15/2010

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

**Attorney File Number:** 09-03247RH **Phone:** (303)788-9600 **Fax:**

**Foreclosure Number: 09-2484**

<b>NED Date:</b> 10/06/2009	<b>Reception #:</b> 3652653	
<b>Original Sale Date:</b> 02/03/2010		
<b>Deed of Trust Date:</b> 02/18/2005	<b>Recording Date:</b> 02/24/2005	<b>Reception #:</b> 3263429
	<b>Re-Recording Date:</b>	<b>Re-Recorded #:</b>

**Legal:** LOT 1, HOMESTEAD HEIGHTS FIRST MINOR SUBDIVISION, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 7113 W 23rd Street Road, Greeley, CO 80634-8691

<b>Original Note Amt:</b> \$269,670.00	<b>Loan Type:</b> Conventional	<b>Interest Rate:</b> 5.600
<b>Current Amount:</b> \$273,281.99	<b>As Of:</b> 09/23/2009	<b>Interest Type:</b> Adjustable

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-3  
**Current Owner:**  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for AMERICA'S WHOLESAL LENDER  
**Grantor (Borrower On Deed of Trust):** John E. Darnell and Michelle R. Darnell

**Publication:** Windsor Beacon  
**First Publication Date:** 12/17/2009  
**Last Publication Date:** 01/14/2010

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

**Attorney File Number:** 1269.03919 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107













# *Notices of Election and Demand Filed in Weld County*

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**Foreclosure Number:** 09-2497

<b>NED Date:</b> 10/08/2009	<b>Reception #:</b> 3653111		
<b>Original Sale Date:</b> 02/10/2010			
<b>Deed of Trust Date:</b> 03/09/2005	<b>Recording Date:</b> 03/22/2005	<b>Reception #:</b> 3270345	
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>	

**Legal:** LOT 2, KELSEY SUBDIVISION, BEING A REPLAT OF LOTS 13-16 AND PART OF LOT B AND THE VACATED ALLEY ADJACENT THERETO, ALL IN BLOCK 7, HASBROUCK AND GALE'S ADDITION, TOWN OF AULT, ACCORDING TO THE MAP FILED OCTOBER 15, 1996 UNDER RECEPTION NO. 2517403, IN BOOK 1573, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 316 South 3rd Street, Ault, CO 80610

<b>Original Note Amt:</b> \$93,750.00	<b>Loan Type:</b> CONV	<b>Interest Rate:</b> 7.7
<b>Current Amount:</b> \$49,938.78	<b>As Of:</b> 09/28/2009	<b>Interest Type:</b> Fixed

<b>Current Lender (Beneficiary):</b>	Residential Funding Real Estate Holdings, LLC
<b>Current Owner:</b>	Ronald M. Kelsey and Sheila L. Kelsey
<b>Grantee (Lender On Deed of Trust):</b>	Argent Mortgage Company, LLC
<b>Grantor (Borrower On Deed of Trust):</b>	Ronald M. Kelsey and Sheila L. Kelsey

<b>Publication:</b> Windsor Beacon	<b>First Publication Date:</b> 12/24/2009		
	<b>Last Publication Date:</b> 01/21/2010		
<b>Attorney for Beneficiary:</b> Castle, Meinhold & Stawiarski LLC			
<b>Attorney File Number:</b> 09-22683	<b>Phone:</b> (303) 86-51400	<b>Fax:</b> (303) 86-51410	

**Foreclosure Number:** 09-2498

<b>NED Date:</b> 10/08/2009	<b>Reception #:</b> 3653112		
<b>Original Sale Date:</b> 02/10/2010			
<b>Deed of Trust Date:</b> 08/27/2001	<b>Recording Date:</b> 09/05/2001	<b>Reception #:</b> 2880965	
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>	

**Legal:** LOT 7, BLOCK 1, REVISED MAP OF SUNNY VIEW, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3014 Lakeside Drive, Evans, CO 80620

<b>Original Note Amt:</b> \$111,142.00	<b>Loan Type:</b> FHA	<b>Interest Rate:</b> 7
<b>Current Amount:</b> \$100,298.25	<b>As Of:</b> 09/28/2009	<b>Interest Type:</b> Fixed

<b>Current Lender (Beneficiary):</b>	MidFirst Bank
<b>Current Owner:</b>	Ramiro G. Iboa and Patricia Iboa
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as nominee for Irwin Mortgage Corporation
<b>Grantor (Borrower On Deed of Trust):</b>	Ramiro G. Iboa and Patricia Iboa

<b>Publication:</b> Windsor Beacon	<b>First Publication Date:</b> 12/24/2009		
	<b>Last Publication Date:</b> 01/21/2010		
<b>Attorney for Beneficiary:</b> Castle, Meinhold & Stawiarski LLC			
<b>Attorney File Number:</b> 09-23448	<b>Phone:</b> (303) 86-51400	<b>Fax:</b> (303) 86-51410	











# Notices of Election and Demand Filed in Weld County

From October 05, 2009 Through October 09, 2009

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**Foreclosure Number:** 09-2508

**NED Date:** 10/09/2009

**Reception #:**

**Original Sale Date:** 02/10/2010

**Deed of Trust Date:** 07/19/2005

**Recording Date:** 07/27/2005

**Reception #:** 3306819

**Re-Recording Date:** 03/14/2006

**Re-Recorded #:** 3370432

**Legal:** LOT 10, BLOCK 3, FIRST ADDITION TO AXSOM SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 2502 West 3rd Street, Greeley, CO 80631

**Original Note Amt:** \$108,000.00

**LoanType:** Conventional

**Interest Rate:** 6.200

**Current Amount:** \$104,716.58

**As Of:** 10/07/2009

**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 2005-J12 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-J12

**Current Owner:**

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Wilmington Finance, a division of AIG Federal Savings Bank

**Grantor (Borrower On Deed of Trust):** Octavio Munguia

**Publication:** Greeley Tribune

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

**Last Publication Date:** 01/22/2010

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

**Attorney File Number:** 09-01867RHR

**Phone:** (303)788-9600

**Fax:**

# Notices of Election and Demand Filed in Weld County

From October 05, 2009 Through October 09, 2009

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**Foreclosure Number:** 09-2509

**NED Date:** 10/08/2009      **Reception #:** 3653121  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 02/16/2007      **Recording Date:** 02/20/2007      **Reception #:** 3456368  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lot 19, Block 3, Pheasant Run Subdivision Second Filing, a Subdivision of the City of Greeley, County of Weld, State of Colorado.

**Address:** 193 45th Avenue, Greeley, CO 80634

**Original Note Amt:** \$140,000.00      **Loan Type:** Conventional      **Interest Rate:** 7.65  
**Current Amount:** \$137,158.46      **As Of:** 09/28/2009      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Aurora Loan Services LLC  
**Current Owner:**  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Guaranteed Rate, Inc.  
**Grantor (Borrower On Deed of Trust):** Samantha J. Ford

**Publication:** Greeley Tribune      **First Publication Date:** 12/25/2009  
**Last Publication Date:** 01/22/2010

**Attorney for Beneficiary:** Dale & Decker LLC

**Attorney File Number:** 09-7100      **Phone:** (720)493-4600      **Fax:**

**Foreclosure Number:** 09-2510

**NED Date:** 10/09/2009      **Reception #:**  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 07/02/2007      **Recording Date:** 07/12/2007      **Reception #:** 3489812  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 5327 County Road 18, Longmont, CO 80504-5430

**Original Note Amt:** \$387,000.00      **Loan Type:** Conventional      **Interest Rate:** 8.45  
**Current Amount:** \$392,742.26      **As Of:** 10/07/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Soundview Home Loan Trust 2007-OPT5, Asset-Backed Certificates, Series 2007-OPT5  
**Current Owner:**  
**Grantee (Lender On Deed of Trust):** The Loanleaders of America, Inc.  
**Grantor (Borrower On Deed of Trust):** Glenda G. Anderson and Jacob C. Anderson

**Publication:** Windsor Beacon      **First Publication Date:** 12/24/2009  
**Last Publication Date:** 01/21/2010

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

**Attorney File Number:** 6662.02065      **Phone:** (303) 81-31177      **Fax:** (303) 81-31107



# Notices of Election and Demand Filed in Weld County

From October 05, 2009 Through October 09, 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:** 09-2513

<b>NED Date:</b> 10/09/2009	<b>Reception #:</b>	
<b>Original Sale Date:</b> 02/10/2010		
<b>Deed of Trust Date:</b> 07/31/2007	<b>Recording Date:</b> 08/10/2007	<b>Reception #:</b> 3496317
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>

**Legal:** THE NORTH 1/2 OF LOT 9, EXCEPT THE EAST 10 FEET THEREOF, AND THE NORTH 1/2 OF LOT 10, BLOCK 11, IN THE TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 501 Main Street, Platteville, CO 80651

<b>Original Note Amt:</b> \$135,000.00	<b>LoanType:</b> Conventional	<b>Interest Rate:</b> 9.6
<b>Current Amount:</b> \$133,671.51	<b>As Of:</b> 09/29/2009	<b>Interest Type:</b> Adjustable

<b>Current Lender (Beneficiary):</b>	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE, FOR CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2007-12
<b>Current Owner:</b>	
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. dba America's Wholesale Lender
<b>Grantor (Borrower On Deed of Trust)</b>	Bradley Alan Beierle and Dawn M Beierle

<b>Publication:</b> Greeley Tribune	<b>First Publication Date:</b> 12/25/2009
	<b>Last Publication Date:</b> 01/22/2010

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

<b>Attorney File Number:</b> 09-04472RH	<b>Phone:</b> (303)788-9600	<b>Fax:</b>
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**Foreclosure Number:** 09-2515

<b>NED Date:</b> 10/09/2009	<b>Reception #:</b>	
<b>Original Sale Date:</b> 02/10/2010		
<b>Deed of Trust Date:</b> 09/24/2004	<b>Recording Date:</b> 09/24/2004	<b>Reception #:</b> 3221969
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>

**Legal:** THE WEST TWELVE FEET (12') OF LOT SEVENTEEN (17) AND THE EAST FORTY-TWO FEET (42') OF LOT SIXTEEN (16), BLOCK THREE (3), THIRD ADDITION TO HOUSTON HEIGHTS, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

**Address:** 2409 West 7th Street, Greeley, CO 80634

<b>Original Note Amt:</b> \$104,000.00	<b>LoanType:</b> Conventional	<b>Interest Rate:</b> 5.875
<b>Current Amount:</b> \$97,255.15	<b>As Of:</b> 09/28/2009	<b>Interest Type:</b> Fixed

<b>Current Lender (Beneficiary):</b>	CitiMortgage, Inc.
<b>Current Owner:</b>	
<b>Grantee (Lender On Deed of Trust):</b>	Union Federal Bank of Indianapolis
<b>Grantor (Borrower On Deed of Trust)</b>	Nancy M. Ehrlick

<b>Publication:</b> Windsor Beacon	<b>First Publication Date:</b> 12/24/2009
	<b>Last Publication Date:</b> 01/21/2010

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

<b>Attorney File Number:</b> 1175.12492	<b>Phone:</b> (303) 81-31177	<b>Fax:</b> (303) 81-31107
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# Notices of Election and Demand Filed in Weld County

From October 05, 2009 Through October 09, 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:** 09-2516

**NED Date:** 10/09/2009      **Reception #:**  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 05/07/2004      **Recording Date:** 05/13/2004      **Reception #:** 3180117  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 23, BLOCK 4, PLATTE VALLEY SUBDIVISION THIRD FILING, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3507 Burlington Avenue, Evans, CO 80620

**Original Note Amt:** \$157,000.00      **Loan Type:** CONV      **Interest Rate:** 7.7  
**Current Amount:** \$156,985.30      **As Of:** 09/29/2009      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, as servicer for Bayview Financial Trading Group, LP  
**Current Owner:** Brian Sohrweid and Paula Sohrweid  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Fieldstone Mortgage Company  
**Grantor (Borrower On Deed of Trust):** Brian Sohrweid and Paula Sohrweid

**Publication:** Windsor Beacon      **First Publication Date:** 12/24/2009  
**Last Publication Date:** 01/21/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-15076      **Phone:** (303) 86-51400      **Fax:** (303) 86-51410

**Foreclosure Number:** 09-2517

**NED Date:** 10/09/2009      **Reception #:**  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 03/14/2007      **Recording Date:** 03/20/2007      **Reception #:** 3463292  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 14, BLOCK 3, HAWKSTONE SUBDIVISION THIRD FILING, TO THE TOWN OF EATON, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1155 Black Hawk Rd, Eaton, CO 80615-9038

**Original Note Amt:** \$174,800.00      **Loan Type:** CONV      **Interest Rate:** 6.875  
**Current Amount:** \$172,023.92      **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 Certificate Holders, CWABS, Inc Asset Backed Certificates, Series 2007-2  
**Current Owner:** Chris Montoya and Preston Mein  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Mortgage Ventures, LLC dba The Group Guaranteed Mortgage  
**Grantor (Borrower On Deed of Trust):** Chris Montoya and Preston Mein

**Publication:** Windsor Beacon      **First Publication Date:** 12/24/2009  
**Last Publication Date:** 01/21/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-21067      **Phone:** (303) 86-51400      **Fax:** (303) 86-51410







# Notices of Election and Demand Filed in Weld County

From October 05, 2009 Through October 09, 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:** 09-2525

**NED Date:** 10/09/2009 **Reception #:**  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 10/20/2006 **Recording Date:** 11/20/2006 **Reception #:** 3436326  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** THE NORTH ONE-HALF OF LOT 10 AND ALL OF LOTS 11 AND 12, BLOCK 1, STEWART'S SUBDIVISION, IN THE TOWN OF LASALLE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 309 MAIN ST, LA SALLE, CO 80645-3111

**Original Note Amt:** \$64,749.00 **LoanType:** FHA **Interest Rate:** 6.25  
**Current Amount:** \$62,521.20 **As Of:** 09/30/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY  
**Current Owner:**  
**Grantee (Lender On Deed of Trust):** COUNTRYWIDE HOME LOANS, INC.  
**Grantor (Borrower On Deed of Trust):** CHRIS FROELICH

**Publication:** Greeley Tribune **First Publication Date:** 12/25/2009  
**Last Publication Date:** 01/22/2010

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

**Attorney File Number:** 9587 **Phone:** (303)706-9990 **Fax:** (303)706-9994

**Foreclosure Number:** 09-2526

**NED Date:** 10/09/2009 **Reception #:**  
**Original Sale Date:** 02/10/2010  
**Deed of Trust Date:** 04/26/2004 **Recording Date:** 05/05/2004 **Reception #:** 3177242  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 24, SINGLETREE ESTATES, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3782 Hummingbird Court, Mead, CO 80542

**Original Note Amt:** \$495,400.00 **LoanType:** CONV **Interest Rate:** 4.375  
**Current Amount:** \$495,400.00 **As Of:** 09/30/2009 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** U.S. Bank National Association as Trustee for the Holders of Bear Stearns ARM Trust, Mortgage Pass-Through Certificates, Series 2004-3  
**Current Owner:** Jeffrey L Martin and Jenny R Martin  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender  
**Grantor (Borrower On Deed of Trust):** Jeffrey L Martin and Jenny R Martin

**Publication:** Windsor Beacon **First Publication Date:** 12/24/2009  
**Last Publication Date:** 01/21/2010

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

**Attorney File Number:** 09-23743 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410





