

Pre Sale List

Sale Date 12/30/2009

12/28/2009 2:22:16PM

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

Foreclosure Sale numbers 09-1206 through 09-2221 were originally scheduled for sale on December 30, 2009.

All of the(se) sale(s) were advertised for 5 consecutive weeks beginning November 12, 2009 through December 10, 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."

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

Foreclosure #: 08-2580

The Grantor: Juan C Serrano

Legal Description: LOTS 7 AND 8, IN BLOCK 32, IN THE TOWN OF EVANS, COUNTY OF WELD, STATE OF COLORADO, TOGETHER WITH THAT PORTION OF THE WEST 10 FEET OF THE VACATED GOLDEN STREET ADJOINING SAID LOTS, AS VACATED BY ORDINANCE NO. 1006-96, RECORDED SEPTEMBER 11, 1996 IN BOOK 1566 AS RECEPTION NO. 2510421.

Street Address: 4111 Golden St, Evans, CO 80620

Current Beneficiary Name: U.S. Bank National Association as Trustee for the holders of MASTR Adjustable Mortgages Trust 2007-HF2 in a securitization transaction pursuant to Pooling and Servicing Agreement, dated as of July 1, 2007

First Publication: 11/13/2009

Last Publication: 12/11/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$128,043.32

Deficiency: \$0.00

Foreclosure #: 09-0496

The Grantor: Sadie J Spencer and Donald G Spencer

Legal Description: LOT 22, BLOCK 12, TUSCANY- FIRST FILING, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 4503 Capri Street, Evans, CO 80620

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

First Publication: 05/21/2009 Last Publication: 06/18/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$226,088.40

Deficiency: \$0.00

Foreclosure #: 09-0851

The Grantor: J Porter Hughes, and Lucinda M Hughes

Legal Description: LOT 9, BLOCK 8, WESTMOOR WEST, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 4716 W 6th Street Rd, Greeley, CO 80634-1234

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

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

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$210,607.21

Deficiency: \$0.00

Foreclosure #: 09-1002

The Grantor: Kristy K Vigil, Jon P Vigil

Legal Description: Lot 35, Block 5, Water Valley Subdivision, Filing Two, Phase Two, a subdivision of the Town of Windsor, County of Weld, State of Colorado.

Street Address: 469 Harbor Court, Windsor, CO 80550

Current Beneficiary Name: Aurora Loan Services LLC

First Publication: 07/10/2009 Last Publication: 08/07/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$1,048,842.01

Deficiency: \$0.00

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: \$1,088,537.06

Deficiency: \$252,190.73

Foreclosure #: 09-1394

The Grantor: Susanne Kolnas

Legal Description: CONDOMINIUM UNIT 4412, MOUNTAIN VIEW CONDOMINIUMS, ACCORDING TO THE DECLARATION RECORDED APRIL 26, 2002, AT RECEPTION NO. 2946397 AND THE CONDOMINIUM MAP RECORDED AT RECEPTION NO. 3286459 OF THE RECORDS OF THE CLERK AND RECORDER, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 5551 West 29th Street #4412, Greeley, CO 80634

Current Beneficiary Name: AURORA LOAN SERVICES, LLC

First Publication: 08/20/2009 Last Publication: 09/17/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$95,000.00

Deficiency: \$101,438.09

Foreclosure #: 09-1545

The Grantor: Jon Vigil and Kristy K Vigil

Legal Description: LOT 8, BLOCK 1, BRUNNER FARM SUBDIVISION EIGHTH FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

Street Address: 1043 Fairfield Avenue, Windsor, CO 80550

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

First Publication: 09/03/2009 Last Publication: 10/01/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$205,056.45

Deficiency: \$0.00

Foreclosure #: 09-2029

The Grantor: Kimberly L. Vanderberg

Legal Description: LOT 29, BLOCK 7, EAST MEADOWS SUBDIVISION, SECOND FILING, A SUBDIVISION OF THE CITY OF GREELEY, WELD COUNTY, COLORADO.

Street Address: 1033 East 25th Street Road, Greeley, CO 80634

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 10/29/2009 Last Publication: 11/26/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$154,659.55

Deficiency: \$0.00

Foreclosure #: 09-2037

The Grantor: Daniel M Greener and Carol A Greener

Legal Description: LOT 2A, SOMMERSETT WEST SUBDIVISION-FIRST MINOR SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1919 Almond Avenue, Greeley, CO 80631

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

First Publication: 10/29/2009 Last Publication: 11/26/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$113,494.57

Deficiency: \$0.00

Foreclosure #: 09-2043

The Grantor: Joe Chapman and Nancy Chapman

Legal Description: THE NORTH 50 FEET OF THE EAST 81 FEET OF LOT 1, BLOCK 95, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1201 10th Ave, Greeley, CO 80631

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 10/29/2009 Last Publication: 11/26/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$86,541.30

Deficiency: \$78,060.07

Foreclosure #: 09-2044

The Grantor: Tomas V. Sanchez and Ruby A. Sanchez

Legal Description: LOTS 19 AND 20, BLOCK 31, IN THE TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 710 Pacific Avenue, Fort Lupton, CO 80621

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

First Publication: 10/29/2009 Last Publication: 11/26/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$80,419.93

Deficiency: \$0.00

Foreclosure #: 09-2050

The Grantor: Kristi A. Troutt and Jeremy Troutt

Legal Description: LOT 11, BLOCK 9, HIGHPLAINS FILING NO. 1, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 509 Locust Avenue, Lochbuie, CO 80603

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

First Publication: 10/29/2009 Last Publication: 11/26/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$150,167.30

Deficiency: \$0.00

Foreclosure #: 09-2071

The Grantor: Eric M. Johnson

Legal Description: LOTS 13 AND 14, BLOCK 33, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 310 7th Street, Frederick, CO 80530

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 10/29/2009 Last Publication: 11/26/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$144,930.37

Deficiency: \$0.00

Foreclosure #: 09-2097

The Grantor: Omar A Carbajal

Legal Description: LOT 16, BLOCK 5, GLENS OF DACONO, UNIT NO. 3, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1235 Mactavish St, Dacono, CO 80514-9624

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

First Publication: 10/29/2009 Last Publication: 11/26/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$85,901.01

Deficiency: \$0.00

Foreclosure #: 09-2116

The Grantor: Daryl J. Sarnat

Legal Description: LOT A, OCHOA SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF AND AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED JUNE 21, 1995 AS RECEPTION NO. 2443500, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 600 1st St, Windsor, CO 80550-5498

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

First Publication: 10/29/2009 Last Publication: 11/26/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$199,922.88

Deficiency: \$0.00

Foreclosure #: 09-2122

The Grantor: Miguel Pena

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

Street Address: 8788 WCR 47.5, Hudson, CO 80642

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

First Publication: 10/29/2009 Last Publication: 11/26/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$201,367.13

Deficiency: \$0.00

Foreclosure #: 09-2154

The Grantor: MCPHEE CONSTRUCTION, LLC

Legal Description: LOT 19,
CORRECTED-SOARING EAGLE RANCH P.U.D. FINAL PLAT,
A SUBDIVISION OF THE TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF
COLORADO.

Street Address: 37127 SOARING EAGLE CIRCLE, WINDSOR, CO 80550-2581

Current Beneficiary Name: FIRSTIER BANK

First Publication: 11/13/2009 Last Publication: 12/11/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$526,500.00

Deficiency: \$152,772.16

Foreclosure #: 09-2165

The Grantor: Maury Golder-Dobbie

Legal Description: LOT 4, BLOCK 5, WESTRIDGE VILLAGE, REPLAT A, A SUBDIVISION OF THE
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 6547 W 19th Street, Greeley, CO 80634

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

First Publication: 11/12/2009 Last Publication: 12/10/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$231,406.14

Deficiency: \$0.00

Foreclosure #: 09-2168

The Grantor: Benjamin Pillet

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

Street Address: 2875 Blue Sky Circle #4-105, Erie, CO 80516

Current Beneficiary Name: US Bank, NA as Trustee for Citigroup Mortgage Loan Trust Inc

First Publication: 11/12/2009 Last Publication: 12/10/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$122,864.60

Deficiency: \$0.00

Foreclosure #: 09-2175

The Grantor: NORMA M. HERNANDEZ AKA NORMA M. ARAGON

Legal Description: LOTS 11 AND 12, BLOCK 32, THE SECOND REPLAT OF BLOCK 31-32, TOWN OF GILCREST, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 603 ELM STREET, GILCREST, CO 80623

Current Beneficiary Name: BENEFICIAL MORTGAGE CO.

First Publication: 11/13/2009 Last Publication: 12/11/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$45,530.00

Deficiency: \$65,981.22

Foreclosure #: 09-2176

The Grantor: Clayton R. Bolton and Pamela M. Bolton

Legal Description: LOT 1, BLOCK 1, FIRST REPLAT PAWNEE SUBDIVISON, IN THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1609 38th Street, Evans, CO 80620

Current Beneficiary Name: AURORA LOAN SERVICES LLC

First Publication: 11/12/2009 Last Publication: 12/10/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$127,861.81

Deficiency: \$0.00

Foreclosure #: 09-2183

The Grantor: Emily P Brown

Legal Description: Lot 34, Block 7, Settlers Village, Town of Milliken, County of Weld, State of Colorado.

Street Address: 822 S Carriage Drive, Millikan, CO 80543

Current Beneficiary Name: SunTrust Mortgage, Inc.

First Publication: 11/12/2009 Last Publication: 12/10/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$130,000.00

Deficiency: \$44,662.44

Foreclosure #: 09-2191

The Grantor: Robert Azaltovic and Marie S Azaltovic

Legal Description: LOT 47, MEAD WESTERN MEADOWS FILING TWO, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 16316 9th Street, Mead, CO 80542

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

First Publication: 11/12/2009 Last Publication: 12/10/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$233,650.05

Deficiency: \$0.00

Foreclosure #: 09-2192

The Grantor: Justin Gardner and Heather Fox-Gardner

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

Street Address: 1117 12th Avenue, Greeley, CO 80631

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

First Publication: 11/12/2009 Last Publication: 12/10/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$93,547.71

Deficiency: \$0.00

Foreclosure #: 09-2197

The Grantor: LOB, LLC

Legal Description: See attached Exhibit A - Legal Description

Street Address: Vacant Land, Lochbuie, CO

Current Beneficiary Name: Guaranty Bank and Trust Company

First Publication: 11/13/2009 Last Publication: 12/11/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$1,030,000.00

Deficiency: \$1,832,265.74

Foreclosure #: 09-2211

The Grantor: Kelli Henderson

Legal Description: LOT 8, BLOCK 3, NORTH POINT SUBDIVISION FILING 2, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 3413 Sheltered Harbor Drive, Evans, CO 80620

Current Beneficiary Name: AURORA LOAN SERVICES LLC

First Publication: 11/12/2009 Last Publication: 12/10/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$144,000.00

Deficiency: \$9,040.97

Total: 26