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**From January 11, 2010 Through January 15, 2010**

**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: 10-0036**

<b>NED Date:</b>	01/12/2010	<b>Reception #:</b>	3669678
<b>Original Sale Date:</b>	05/12/2010		
<b>Deed of Trust Date:</b>	03/18/2005	<b>Recording Date:</b>	03/23/2005
		<b>Reception #:</b>	3270759**
		<b>Re-Recording Date:</b>	
		<b>Re-Recorded #:</b>	

**Legal:** LOT 18, BLOCK 1, WATER VALLEY SOUTH SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

\*\*AND MODIFIED BY LOAN MODIFICATION AGREEMENT DATED 12/08/06.

**Address:**

<b>Original Note Amt:</b>	\$952,000.00	<b>Loan Type:</b>	Conventional	<b>Interest Rate:</b>	6.500
<b>Current Amount:</b>	\$1,212,059.85	<b>As Of:</b>	12/23/2009	<b>Interest Type:</b>	Adjustable

<b>Current Lender (Beneficiary):</b>	U.S. BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WAMU MORTGAGE PASS THROUGH CERTIFICATE FOR WMALT SERIES 2007-OA4
<b>Current Owner:</b>	ERIC P STEINKRAUS AND STEPHANIE LYNN STEINKRAUS
<b>Grantee (Lender On Deed of Trust):</b>	FIRST HORIZON HOME LOAN CORPORATION
<b>Grantor (Borrower On Deed of Trust):</b>	ERIC P STEINKRAUS AND STEPHANIE LYNN STEINKRAUS

<b>Publication:</b>	Greeley Tribune	<b>First Publication Date:</b>	03/26/2010
		<b>Last Publication Date:</b>	04/23/2010
<b>Attorney for Beneficiary:</b>	Medved Michael P		
<b>Attorney File Number:</b>	09-915-14786	<b>Phone:</b>	(303) 27-40155
		<b>Fax:</b>	(303) 27-40159

**Foreclosure Number: 10-0037**

<b>NED Date:</b>	01/12/2010	<b>Reception #:</b>	3669679
<b>Original Sale Date:</b>	05/12/2010		
<b>Deed of Trust Date:</b>	06/01/1998	<b>Recording Date:</b>	06/04/1998
		<b>Reception #:</b>	2617645
		<b>Re-Recording Date:</b>	
		<b>Re-Recorded #:</b>	

**Legal:** THE NORTH HALF OF THE NORTH HALF OF LOT 5, BLOCK 87, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1116 12th Avenue, Greeley, CO 80631

<b>Original Note Amt:</b>	\$73,750.00	<b>Loan Type:</b>	CONV	<b>Interest Rate:</b>	7.625
<b>Current Amount:</b>	\$62,447.09	<b>As Of:</b>	12/28/2009	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	GMAC Mortgage, LLC
<b>Current Owner:</b>	Leonard F. Amendola
<b>Grantee (Lender On Deed of Trust):</b>	Homecomings Financial Network, Inc.
<b>Grantor (Borrower On Deed of Trust):</b>	Leonard F. Amendola

<b>Publication:</b>	Windsor Beacon	<b>First Publication Date:</b>	03/25/2010
		<b>Last Publication Date:</b>	04/22/2010
<b>Attorney for Beneficiary:</b>	Castle, Meinhold & Stawiariski LLC		
<b>Attorney File Number:</b>	09-29217	<b>Phone:</b>	(303) 86-51400
		<b>Fax:</b>	(303) 86-51410

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**Foreclosure Number:** 10-0038

<b>NED Date:</b>	01/12/2010	<b>Reception #:</b>	3669680		
<b>Original Sale Date:</b>	05/12/2010				
<b>Deed of Trust Date:</b>	02/13/2004	<b>Recording Date:</b>	02/20/2004	<b>Reception #:</b>	3155643
		<b>Re-Recording Date</b>	04/20/2004	<b>Re-Recorded #:</b>	3172176

**Legal:** THE WEST 120 FEET OF LOT 13, IN BLOCK 9, FIRST ADDITION TO ARLINGTON PARK, A SUBDIVISION OF THE CITY OF GREELEY, WELD COUNTY, COLORADO.\*\*

\*\*Pursuant to the Corrective Affidavit Regarding Scrivener's Error Pursuant to C.R.S. § 38-35-109(5) recorded on May 30, 2008 at Reception No. 3557431

**Address:** 2444 10th Ave, Greeley, CO 80631

<b>Original Note Amt:</b>	\$46,500.00	<b>LoanType:</b>	Conventional	<b>Interest Rate:</b>	5.5
<b>Current Amount:</b>	\$33,961.91	<b>As Of:</b>	12/23/2009	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP
<b>Current Owner:</b>	Samuel F Hinojosa and Antonia Lara Hinojosa
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender
<b>Grantor (Borrower On Deed of Trust)</b>	Samuel Hinojosa and Antonia Lara Hinojosa

<b>Publication:</b>	Windsor Beacon	<b>First Publication Date:</b>	03/25/2010
		<b>Last Publication Date:</b>	04/22/2010

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

<b>Attorney File Number:</b>	1269.03583	<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

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**Foreclosure Number:** 10-0053

**NED Date:** 01/14/2010 **Reception #:** 3670056  
**Original Sale Date:** 05/19/2010  
**Deed of Trust Date:** 08/26/2002 **Recording Date:** 09/05/2002 **Reception #:** 2984856  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 1, LANCASTER NORTH ADDITION, FIRST FILING, A SUBDIVISION OF THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1012 Village Drive, Fort Lupton, CO 80621

**Original Note Amt:** \$125,600.00 **Loan Type:** CONV **Interest Rate:** 6.625  
**Current Amount:** \$113,370.62 **As Of:** 12/31/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC Home Loans Servicing, L.P.  
**Current Owner:** Francisco M. Cabello  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, an Arizona Corporation  
**Grantor (Borrower On Deed of Trust):** Francisco M. Cabello

**Publication:** Windsor Beacon **First Publication Date:** 04/01/2010  
**Last Publication Date:** 04/29/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-30569 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410

**Foreclosure Number:** 10-0054

**NED Date:** 01/14/2010 **Reception #:** 3670057  
**Original Sale Date:** 05/19/2010  
**Deed of Trust Date:** 06/15/2007 **Recording Date:** 06/21/2007 **Reception #:** 3484899  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 8, CARLSON FARMS, FILING NO. 1, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 130 Becker Circle, Johnstown, CO 80534

**Original Note Amt:** \$283,000.00 **Loan Type:** CONV **Interest Rate:** 6.625  
**Current Amount:** \$277,175.49 **As Of:** 12/31/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** US Bank, NA  
**Current Owner:** Terry Mollendor and Judy A. Mollendor  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A.  
**Grantor (Borrower On Deed of Trust):** Terry Mollendor and Judy A. Mollendor

**Publication:** Windsor Beacon **First Publication Date:** 04/01/2010  
**Last Publication Date:** 04/29/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 09-29738 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410















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**Foreclosure Number:** 10-0069

<b>NED Date:</b> 01/15/2010	<b>Reception #:</b>	
<b>Original Sale Date:</b> 05/19/2010		
<b>Deed of Trust Date:</b> 11/17/2006	<b>Recording Date:</b> 11/28/2006	<b>Reception #:</b> 3437652
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>

**Legal:** SEE ATTACHED LEGAL DESCRIPTION

**Address:** 6608 WEST 3RD STREET #38-54, GREELEY, CO 80634

<b>Original Note Amt:</b> \$168,315.00	<b>LoanType:</b> FHA	<b>Interest Rate:</b> 5.75
<b>Current Amount:</b> \$162,608.81	<b>As Of:</b> 12/31/2009	<b>Interest Type:</b> Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE AUTHORITY
<b>Current Owner:</b>	KEVIN M. MARQUEZ, PAMELA J. SANCHEZ
<b>Grantee (Lender On Deed of Trust):</b>	MOUNTAIN PACIFIC MORTGAGE COMPANY
<b>Grantor (Borrower On Deed of Trust):</b>	KEVIN M. MARQUEZ and PAMELA J. SANCHEZ

<b>Publication:</b> Greeley Tribune	<b>First Publication Date:</b> 04/02/2010	
	<b>Last Publication Date:</b> 04/30/2010	

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

<b>Attorney File Number:</b> 10038	<b>Phone:</b> (303)706-9990	<b>Fax:</b> (303)706-9994
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**Foreclosure Number:** 10-0070

<b>NED Date:</b> 01/15/2010	<b>Reception #:</b>	
<b>Original Sale Date:</b> 05/19/2010		
<b>Deed of Trust Date:</b> 06/15/2007	<b>Recording Date:</b> 06/19/2007	<b>Reception #:</b> 3484379
	<b>Re-Recording Date</b>	<b>Re-Recorded #:</b>

**Legal:** LOTS 9 AND 10, IN BLOCK 13, GRAEFE'S FIFTH ADDITION, TO THE TOWN OF AULT, COUNTY OF WELD, STATE OF COLORADO.  
PARCEL ID NUMBER 70711408002

**Address:** 217 GRAEFE AVE, AULT, CO 80610

<b>Original Note Amt:</b> \$127,893.00	<b>LoanType:</b> FHA	<b>Interest Rate:</b> 6.5
<b>Current Amount:</b> \$124,842.59	<b>As Of:</b> 12/31/2009	<b>Interest Type:</b> Fixed

<b>Current Lender (Beneficiary):</b>	COLORADO HOUSING AND FINANCE
<b>Current Owner:</b>	
<b>Grantee (Lender On Deed of Trust):</b>	BANK OF THE WEST
<b>Grantor (Borrower On Deed of Trust):</b>	JASON MARTIN BROWN

<b>Publication:</b> Greeley Tribune	<b>First Publication Date:</b> 04/02/2010	
	<b>Last Publication Date:</b> 04/30/2010	

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

<b>Attorney File Number:</b> 10039	<b>Phone:</b> (303)706-9990	<b>Fax:</b> (303)706-9994
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# Notices of Election and Demand Filed in Weld County

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**Foreclosure Number:** 10-0073

**NED Date:** 01/15/2010 **Reception #:**  
**Original Sale Date:** 05/19/2010  
**Deed of Trust Date:** 05/27/2005 **Recording Date:** 06/01/2005 **Reception #:** 3290779  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** LOT 10, J.B. ACRES, SECOND FILING, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 415 N 66th Avenue, Greeley, CO 80634

**Original Note Amt:** \$295,200.00 **LoanType:** Conventional **Interest Rate:** 5.75  
**Current Amount:** \$295,017.07 **As Of:** 01/04/2010 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** The Bank of New York Mellon, fka The Bank of New York as Successor in interest to JP Morgan Chase Bank NA as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust 2005-7, Mortgage Pass-Through Certificates, Series 2005-7

**Current Owner:**

**Grantee (Lender On Deed of Trust):** UNION FEDERAL BANK OF INDIANAPOLIS  
**Grantor (Borrower On Deed of Trust):** Lee R. Swanbom and Dawn M. Swanbom

**Publication:** Windsor Beacon **First Publication Date:** 04/01/2010  
**Last Publication Date:** 04/29/2010

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

**Attorney File Number:** 9106.00451 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

**Foreclosure Number:** 10-0074

**NED Date:** 01/15/2010 **Reception #:**  
**Original Sale Date:** 05/19/2010  
**Deed of Trust Date:** 08/29/2008 **Recording Date:** 09/03/2008 **Reception #:** 3576060  
**Re-Recording Date:** **Re-Recorded #:**

**Legal:** THE EAST 50 FEET OF THE WEST 150 FEET OF THE SOUTH 125 FEET OF LOT 12, ARMES'S SUBDIVISION, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1215 33RD ST, EVANS, CO 80620-1408

**Original Note Amt:** \$104,619.00 **LoanType:** Conventional **Interest Rate:** 6.500  
**Current Amount:** \$103,740.70 **As Of:** 01/04/2010 **Interest Type:** Fixed

**Current Lender (Beneficiary):** COLORADO HOUSING AND FINANCE AUTHORITY

**Current Owner:** SHAWN C GUILTE

**Grantee (Lender On Deed of Trust):** COUNTRYWIDE BANK, FSB  
**Grantor (Borrower On Deed of Trust):** SHAWN C GUILTE

**Publication:** Greeley Tribune **First Publication Date:** 04/02/2010  
**Last Publication Date:** 04/30/2010

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

**Attorney File Number:** 10040 **Phone:** (303)706-9990 **Fax:** (303)706-9994