

## Pre Sale List

Sale Date 02/24/2010

2/22/2010

4:17:48PM

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

Foreclosure Sale numbers 09-1692 through 09-2689 were originally scheduled for sale on February 24, 2010.

All of the(se) sale(s) were advertised for 5 consecutive weeks beginning January 08, 2010 through February 05, 2010 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 #: 08-2059

The Grantor: Jake Eberl

Legal Description: LOT 14, BLOCK 13, PLAT AMENDMENT, IDAHO CREEK SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 10599 Forester Place, Longmont, CO 80504

Current Beneficiary Name: U.S. Bank, National Association, as successor trustee to Bank of America, N.A. as successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1

First Publication: 12/11/2008

Last Publication: 01/08/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$112,500.00

Deficiency: \$59,553.06

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Foreclosure #: 08-2583

The Grantor: A. Karen G. Zimmermann

Legal Description: 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.

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

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

First Publication: 12/10/2009 Last Publication: 01/07/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$135,786.04

Deficiency: \$0.00

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Foreclosure #: 09-0408

The Grantor: Donna Sutton Wampler

Legal Description: Lot 6, Block 14, Booth Farms Second Filing, County of Weld, State of Colorado

Street Address: 5890 Tenderfoot Avenue, Firestone, CO 80504-6416

Current Beneficiary Name: Aurora Loan Services, LLC

First Publication: 05/08/2009 Last Publication: 06/05/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$248,433.75

Deficiency: \$0.00

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Foreclosure #: 09-0438

The Grantor: Amy Lucy-Schultz

Legal Description: LOT 2, BLOCK 29, FARR'S EIGHTH ADDITION, AS ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 2609 15th Avenue Court, Greeley, CO 80631

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: \$150,528.23

Deficiency: \$0.00

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Foreclosure #: 09-0681

The Grantor: Demitrios Caralis

Legal Description: Lot 81, Mead Western Meadows Filing Two, Town of Mead, County of Weld, State of Colorado.

Street Address: 16301 11th Street, Mead, CO 80542

Current Beneficiary Name: Aurora Loan Services, LLC

First Publication: 06/05/2009 Last Publication: 07/03/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$210,000.00

Deficiency: \$71,169.73

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Foreclosure #: 09-0739

The Grantor: Nicole Pratt and Casey D. Jones

Legal Description: LOT 8, BLOCK 32, HIGHPLAINS FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 84 Shenandoah Way, Lochbuie, CO 80603

Current Beneficiary Name: US Bank National Association, as Trustee for Structured Asset Securities Corporation Trust 2006-WF2

First Publication: 12/10/2009 Last Publication: 01/07/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$104,550.00

Deficiency: \$87,803.24

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Foreclosure #: 09-0988

The Grantor: Kathy L. Egan

Legal Description: THE SOUTH 80 FEET OF LOT 8 AND THE SOUTH 80 FEET OF THE EAST 30 FEET OF LOT 7, BLOCK 84, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

\*\*LOAN ADJUSTMENT AGREEMENT EXECUTED ON AUGUST 27, 2007.

\*\*MODIFICATION AGREEMENT EXECUTED ON DECEMBER 22, 2008.

Street Address: 1135 8th Avenue, Greeley, CO 80631

Current Beneficiary Name: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

First Publication: 07/09/2009 Last Publication: 08/06/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$199,000.00

Deficiency: \$157,713.23

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Foreclosure #: 09-1376

The Grantor: Ramiro Hernandez

Legal Description: LOTS 29 AND 30, BLOCK 77, IN THE TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO, TOGETHER WITH THE WEST 10 FEET OF THE VACATED PORTION OF CEDAR STREET ADJOINING SAID LOTS AS VACATED BY ORDINANCE NO. 96-2 RECORDED SEPTEMBER 10, 1997 IN BOOK 1625 AS RECEPTION NO. 2568368.

Street Address: 215 Cedar Street, Hudson, CO 80642

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

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

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$138,347.31

Deficiency: \$0.00

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Foreclosure #: 09-1383

The Grantor: Shad M Martin and Nicole B Martin

Legal Description: LOT 10, BLOCK 17, AMENDED PLAT THE RIDGE AT PRAIRIE VIEW, PUD, A REPLAT OF TRACT 'D', SEARS FARM SUBDIVISION, ALSO KNOWN AS WILLOWBROOK SUBDIVISION, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 4333 Paintbrush Dr, Evans, CO 80620

Current Beneficiary Name: GMAC Mortgage, LLC

First Publication: 01/07/2010

Last Publication: 02/04/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$92,916.65

Deficiency: \$66,162.64

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Foreclosure #: 09-1456

The Grantor: Sheri L. Barcus

Legal Description: Lot 10, Block 6, East Meadows Subdivision, First Filing, a subdivision of the City of Greeley, County of Weld, State of Colorado.

Street Address: 1012 East 24th Street Lane, Greeley, CO 80631

Current Beneficiary Name: FirstBank of Northern Colorado

First Publication: 08/28/2009

Last Publication: 09/25/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$54,000.00

Deficiency: \$51,741.39

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Foreclosure #: 09-1539

The Grantor: Delores M Frazza

Legal Description: LOT 4, BLOCK 15, SETTLERS VILLAGE, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 523 Carriage Dr, Milliken, CO 80543-3090

Current Beneficiary Name: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

First Publication: 09/03/2009

Last Publication: 10/01/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$106,490.46

Deficiency: \$0.00

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Foreclosure #: 09-1588

The Grantor: Michael K Landwehr

Legal Description: LOT 21, BLOCK 1, MOUNTVIEW, TOWN OF FORT LUPTON, COUNTY OF WELD,  
STATE OF COLORADO

\*\*\*LOAN MODIFICATION AGREEMENT SIGNED BY MICHAEL K LANDWEHR  
ON FEBRUARY 22ND 2008

Street Address: 1133 Beech St, Fort Lupton, CO 80621

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

First Publication: 09/10/2009 Last Publication: 10/08/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$206,494.72

Deficiency: \$0.00

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Foreclosure #: 09-1627

The Grantor: David T Beggs and Lesa J Beggs

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

Street Address: 1834 13th Avenue, Greeley, CO 80631

Current Beneficiary Name: MetLife Home Loans, a division of MetLife Bank, N.A.

First Publication: 09/10/2009 Last Publication: 10/08/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$111,487.21

Deficiency: \$0.00

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Foreclosure #: 09-1667

The Grantor: DANIEL SHELDON AND CONNIE SHELDON

Legal Description: THE N1/2 OF THE SW1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 66 WEST  
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

Street Address: 17129 WELD COUNTY ROAD 14, FORT LUPTON, CO 80621

Current Beneficiary Name: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

First Publication: 01/01/2010 Last Publication: 01/29/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$154,000.00

Deficiency: \$269,847.80

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Foreclosure #: 09-1884

The Grantor: Feature Homes, Inc., a Colorado Corporation

Legal Description: See Exhibit "A" attached hereto and incorporated herein, by reference.

Street Address: Vacant Lots, Rinn Valley Ranch, Frederick, CO 80504

Current Beneficiary Name: Home State Bank

First Publication: 01/08/2010

Last Publication: 01/29/2010

Amended First Publication: 01/01/2010

Amended Last Publication: 01/29/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$315,000.00

Deficiency: \$233,928.62

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Foreclosure #: 09-2225

The Grantor: Don R Beaver

Legal Description: Lot 13, Block 2, Fox Run Subdivision Third Filing, In the City of Greeley, County of Weld,  
State of Colorado.

Street Address: 1327 61st Avenue, Greeley, CO 80634

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 11/19/2009

Last Publication: 12/17/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$262,984.42

Deficiency: \$0.00

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Foreclosure #: 09-2329

The Grantor: Joshua A. Horner and Amy Horner

Legal Description: LOT 13, BLOCK 1, FOX RUN SUBDIVISION THIRD FILING, CITY OF GREELEY,  
COUNTY OF WELD, STATE OF COLORADO

Street Address: 1510 61st Avenue, Greeley, CO 80634

Current Beneficiary Name: BankUnited

First Publication: 11/26/2009

Last Publication: 12/24/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$147,600.00

Deficiency: \$154,745.62

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Foreclosure #: 09-2330

The Grantor: Helen D. Pierson

Legal Description: LOT 16, BLOCK 3, GATEWAY LAKES, CITY OF GREELEY, COUNTY OF WELD,  
STATE OF COLORADO.

Street Address: 2850 40th Ave, Greeley, CO 80634

Current Beneficiary Name: US Bank National Association, as Successor Trustee, to Bank of America, National  
Association as Successor by Merger to LaSalle Bank National Association, as  
Trustee, for Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed  
Certificates 2006-3

First Publication: 11/26/2009

Last Publication: 12/24/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$135,000.00

Deficiency: \$68,895.54

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Foreclosure #: 09-2450

The Grantor: Jorge Diaz

Legal Description: LOT3, BLOCK 18, SIXTH ADDITION TO EDWARDS HOMES,CITY OF GREELEY,  
COUNTY OF WELD, STATE OF COLORADO.

Street Address: 613 37th Ave, Greeley, CO 80634

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

First Publication: 12/10/2009

Last Publication: 01/07/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$115,553.66

Deficiency: \$0.00

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Foreclosure #: 09-2452

The Grantor: Shayne W Baker

Legal Description: LOT 2, BLOCK 3, MOUNTAIN VIEW ADDITION, A SUBDIVISION TO THE TOWN  
OF EATON, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 410 Cottonwood Ave, Eaton, CO 80615-3535

Current Beneficiary Name: BANK OF AMERICA, NA, SUCCESSOR BY MERGER TO COUNTRYWIDE  
BANK, FSB

First Publication: 12/10/2009

Last Publication: 01/07/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$33,905.72

Deficiency: \$0.00

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Foreclosure #: 09-2503

The Grantor: Seth M Leivestad and Shelly M Leivestad

Legal Description: LOT 2, HUNT AND CLAYTON'S TRACT ADJOINING PIERCE, COUNTY OF WELD,  
STATE OF COLORADO.

Street Address: 16187 County Road 90, Pierce, CO 80650-9715

Current Beneficiary Name: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS  
SERVICING, LP

First Publication: 12/24/2009 Last Publication: 01/21/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$157,500.77

Deficiency: \$0.00

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Foreclosure #: 09-2511

The Grantor: Christopher J. Gleason and Natalie N. Johnson

Legal Description: LOT 165, ROLLING HILLS RANCH PHASE- 10, TOWN OF JOHNSTOWN,  
COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1817 Chesapeake Circle, Johnstown, CO 80534

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

First Publication: 12/24/2009 Last Publication: 01/21/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$155,009.57

Deficiency: \$40,917.81

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Foreclosure #: 09-2519

The Grantor: Marjorie E Lapp

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

Street Address: 6607 W 3rd St # L1223, Greeley, CO 80634-8987

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

First Publication: 12/24/2009 Last Publication: 01/21/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$127,837.64

Deficiency: \$0.00

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Foreclosure #: 09-2522

The Grantor: ROBERT M. BOSWELL and BETH BOSWELL

Legal Description: Lot 2, Boswell Subdivision, City of Evans, County of Weld, State of Colorado

Street Address: 3033 8th Avenue, Evans, CO 80620

Current Beneficiary Name: CAPFINANCIAL PROPERTIES CV2, LLC

First Publication: 12/25/2009 Last Publication: 01/22/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$800,000.00

Deficiency: \$41,860.07

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Foreclosure #: 09-2533

The Grantor: Orin D Robinson and Karla J Rogers

Legal Description: THE NORTH 33 FEET 4 INCHES OF LOT 50, AND THE SOUTH 33 FEET 4 INCHES OF LOT 51, BLOCK 2, SUNNY VIEW, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

Street Address: 3010 11th Ave, Evans, CO 80620-1102

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

First Publication: 12/24/2009 Last Publication: 01/21/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$97,223.08

Deficiency: \$0.00

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Foreclosure #: 09-2545

The Grantor: Terry L Margheim

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

Street Address: 3201 Carson Avenue, Evans, CO 80620

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

First Publication: 12/24/2009 Last Publication: 01/21/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$166,041.76

Deficiency: \$0.00

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Foreclosure #: 09-2553

The Grantor: Matthew D. Oster and Lara Oster

Legal Description: LOTS 32, 33 AND 34, BLOCK 14, CLARK AND HILL'S SECOND ADDITION, A SUBDIVISION OF THE TOWN OF KERSEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 143 Fourth Street, Kersey, CO 80644

Current Beneficiary Name: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

First Publication: 12/24/2009 Last Publication: 01/21/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$120,557.42

Deficiency: \$0.00

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Foreclosure #: 09-2572

The Grantor: Juan David Sanchez and Nora C Molina

Legal Description: LOT 4, BLOCK 5, EDWARDS HOMES, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Street Address: 817 35th Ave, Greeley, CO 80634

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

First Publication: 12/24/2009 Last Publication: 01/21/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$134,368.55

Deficiency: \$0.00

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Foreclosure #: 09-2642

The Grantor: BRET BURMEISTER AND KIMBERLY BURMEISTER

Legal Description: LOT 19, BLOCK 5, FIRST ADDITION TO FAIRACRES, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1810 18TH AVE, GREELEY, CO 80631

Current Beneficiary Name: BENEFICIAL COLORADO INC.

First Publication: 01/08/2010 Last Publication: 02/05/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$147,517.20

Deficiency: \$86,745.50

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Foreclosure #: 09-2658

The Grantor: Glenneda Evans and Donald Evans

Legal Description: LOT 1, BLOCK 6, SPACIOUS LIVING FILING NO. 4, A SUBDIVISION OF THE TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 601 Locust Avenue, Lochbuie, CO 80603

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

First Publication: 01/07/2010 Last Publication: 02/04/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$163,374.95

Deficiency: \$0.00

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Foreclosure #: 09-2668

The Grantor: Leslie E. Sullins

Legal Description: LOT 4, BLOCK 5, CORRECTED PLAT OF STROH FARM FILING NO. 1., COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1727 Wood Duck Drive, Johnstown, CO 80534

Current Beneficiary Name: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2004-33 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-33

First Publication: 01/08/2010 Last Publication: 02/05/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$186,300.00

Deficiency: \$37,520.45

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Foreclosure #: 09-2672

The Grantor: Melissa Santangelo and Raymond D Amaya

Legal Description: LOT 2, BLOCK 7, NORTHVIEW SUBDIVISION FILING NO. 1, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 3356 West 3rd Street Road, Greeley, CO 80631

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

First Publication: 01/07/2010 Last Publication: 02/04/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$113,333.74

Deficiency: \$0.00

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Foreclosure #: 09-2674

The Grantor: Anthony A. Johns

Legal Description: LOT 4, BLOCK 5, HUNTER'S RESERVE-FIRST FILING, REPLAT A, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 3714 Mountain View Drive, Evans, CO 80620

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

First Publication: 01/07/2010 Last Publication: 02/04/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$127,473.30

Deficiency: \$0.00

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Foreclosure #: 09-2679

The Grantor: Nancy Chavez and Homero Salas

Legal Description: LOT 18, BLOCK2, LANCASTER NORTH ADDITION FIFTH FILING, TO THE CITY  
FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1101 Lantern Dr, Fort Lupton, CO 80621

Current Beneficiary Name: CitiMortgage, Inc.

First Publication: 01/07/2010 Last Publication: 02/04/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$28,495.00

Deficiency: \$80,660.65

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**Total: 34**