

# Notices of Election and Demand Filed in Weld County

From March 01, 2010 Through March 05, 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:** 09-1415 **Restarted**

**NED Date:** 03/02/2010 **Reception #:** 3678617  
**Original Sale Date:** 06/30/2010  
**Deed of Trust Date:** 04/30/2007 **Recording Date:** 05/14/2007 **Reception #:** 3475625  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** THE EAST 1/2 OF THE NORTH 1/2 OF LOT 23, AND THE EAST 1/2 OF LOT 24, BLOCK 3, ALTA VISTA ADDITION, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 520 20th Street, Greeley, CO 80631

**Original Note Amt:** \$103,500.00 **LoanType:** Conventional **Interest Rate:** 7.250  
**Current Amount:** \$102,047.06 **As Of:** 06/03/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP

**Current Owner:**

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc. acting solely as nominee for AMERICANHOMEKEY, INC

**Grantor (Borrower On Deed of Trust)** Larry Forry and Vicki Forry

**Publication:** Windsor Beacon **First Publication Date:** 05/13/2010  
**Last Publication Date:** 06/10/2010

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

**Attorney File Number:** 1269.03095 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

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**Foreclosure Number:** 09-2369 **Restarted**

**NED Date:** 03/03/2010 **Reception #:** 3678925  
**Original Sale Date:** 06/30/2010  
**Deed of Trust Date:** 08/22/2002 **Recording Date:** 09/18/2002 **Reception #:** 2988509  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 22, BLOCK 2, GLENS OF DACONO, UNIT NO. 3, TOWN OF DACONO, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1069 Macdavidson Circle, Dacono, CO 80514

**Original Note Amt:** \$115,093.00 **LoanType:** FHA **Interest Rate:** 6.875  
**Current Amount:** \$105,436.38 **As Of:** 09/08/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P.  
**Current Owner:**  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc.  
**Grantor (Borrower On Deed of Trust):** Mary Caputa

**Publication:** Windsor Beacon **First Publication Date:** 05/13/2010  
**Last Publication Date:** 06/10/2010  
**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 1269.04058 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

**Foreclosure Number:** 10-0439

**NED Date:** 03/01/2010 **Reception #:** 3678501  
**Original Sale Date:** 06/30/2010  
**Deed of Trust Date:** 05/18/2006 **Recording Date:** 06/07/2006 **Reception #:** 3394393  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 8, TIMBER RIDGE PUD 1ST FILING, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1047 Mahogany Way, Windsor, CO 80550

**Original Note Amt:** \$144,000.00 **LoanType:** **Interest Rate:** 8.100  
**Current Amount:** \$139,503.61 **As Of:** 02/16/2010 **Interest Type:** Fixed

**Current Lender (Beneficiary):** CitiMortgage, Inc.  
**Current Owner:** Trent L Leisy and Dawn Leisy  
**Grantee (Lender On Deed of Trust):** Ameriquest Mortgage Company  
**Grantor (Borrower On Deed of Trust):** Trent L Leisy and Dawn Leisy

**Publication:** Windsor Beacon **First Publication Date:** 05/13/2010  
**Last Publication Date:** 06/10/2010  
**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 1175.12854 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107















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**Foreclosure Number:** 10-0454

**NED Date:** 03/01/2010      **Reception #:** 3678515  
**Original Sale Date:** 06/30/2010  
**Deed of Trust Date:** 08/27/2003      **Recording Date:** 09/04/2003      **Reception #:** 31303142  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 18, BLOCK 13, SAVANNAH SUBDIVISION, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 7967 Liley Court, Frederick, CO 80530

**Original Note Amt:** \$180,000.00      **Loan Type:** Conventional      **Interest Rate:** 5.875  
**Current Amount:** \$171,782.55      **As Of:** 02/17/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** 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  
**Current Owner:** Todd C. Tucker and Anna C. Tucker  
**Grantee (Lender On Deed of Trust):** First Franklin Financial Corporation  
**Grantor (Borrower On Deed of Trust):** Todd C. Tucker and Anna C. Tucker

**Publication:** Windsor Beacon      **First Publication Date:** 05/13/2010  
**Last Publication Date:** 06/10/2010

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

**Attorney File Number:** 2626.00476      **Phone:** (303) 81-31177      **Fax:** (303) 81-31107

**Foreclosure Number:** 10-0455

**NED Date:** 03/01/2010      **Reception #:** 3678516  
**Original Sale Date:** 10/13/2010  
**Deed of Trust Date:** 10/21/2002      **Recording Date:** 11/08/2002      **Reception #:** 3003802  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH RANGE 64 WEST OF THE 6TH P. M. COUTNY OF WELD, STATE OF COLORADO.

**Address:** 9006 Weld County Road 49, Hudson, CO 80642

**Original Note Amt:** \$300,700.00      **Loan Type:**      **Interest Rate:** 6.5000  
**Current Amount:** \$267,640.48      **As Of:** 02/18/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Chase Home Finance LLC  
**Current Owner:** Jose Alejandro Alarcon and Mireya Alarcon  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for WACHOVIA MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** Jose Alejandro Alarcon and Mireya Alarcon

**Publication:** Windsor Beacon      **First Publication Date:** 08/26/2010  
**Last Publication Date:** 09/23/2010

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

**Attorney File Number:** 1068.02970      **Phone:** (303) 81-31177      **Fax:** (303) 81-31107



























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**Foreclosure Number:** 10-0482

**NED Date:** 03/04/2010      **Reception #:** 3679105  
**Original Sale Date:** 07/07/2010  
**Deed of Trust Date:** 03/05/2009      **Recording Date:** 03/06/2009      **Reception #:** 3609303  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT "B" OF RECORDED EXEMPTION NO. 0711-20-2-RE896, ACCORDING TO THE PLAT RECORDED AUGUST 5, 1986 IN BOOK 1122 AS RECEPTION NO. 2063551, BEING A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 64 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO.

**Address:** 38640 Weld County Road 51, Eaton, CO 80615

**Original Note Amt:** \$189,724.00      **Loan Type:** CONV      **Interest Rate:** 5  
**Current Amount:** \$188,340.93      **As Of:** 02/24/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Chase Home Finance LLC  
**Current Owner:** Christopher McDaniel  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Cherry Creek Mortgage Co., Inc.  
**Grantor (Borrower On Deed of Trust):** Christopher McDaniel

**Publication:** Windsor Beacon      **First Publication Date:** 05/20/2010  
**Last Publication Date:** 06/17/2010

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

**Attorney File Number:** 10-04204      **Phone:** (303) 86-51400      **Fax:** (303) 86-51410

**Foreclosure Number:** 10-0483

**NED Date:** 03/04/2010      **Reception #:** 3679108  
**Original Sale Date:** 07/07/2010  
**Deed of Trust Date:** 03/15/2004      **Recording Date:** 04/08/2004      **Reception #:** 3168916  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 5, BLOCK 83, REPLAT OF PORTION OF WAL MAR SUBDIVISION, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 309 S Norma Ave, Milliken, CO 80543

**Original Note Amt:** \$157,000.00      **Loan Type:** CONV      **Interest Rate:** 5.6  
**Current Amount:** \$146,247.08      **As Of:** 02/24/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** US Bank NA, ND  
**Current Owner:** Raymond E. Gregg and Cindy A. Gregg  
**Grantee (Lender On Deed of Trust):** U.S. Bank National Association ND  
**Grantor (Borrower On Deed of Trust):** Raymond E. Gregg and Cindy A. Gregg

**Publication:** Windsor Beacon      **First Publication Date:** 05/20/2010  
**Last Publication Date:** 06/17/2010

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

**Attorney File Number:** 10-01722      **Phone:** (303) 86-51400      **Fax:** (303) 86-51410







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**Foreclosure Number:** 10-0489

**NED Date:** 03/05/2010      **Reception #:** 3679429  
**Original Sale Date:** 07/07/2010  
**Deed of Trust Date:** 10/30/2006      **Recording Date:** 11/14/2006      **Reception #:** 3434640  
   **Re-Recording Date:** 01/18/2007      **Re-Recorded #:** 3449416

**Legal:** LOT 76, APPEL FARM ESTATES FILING NO. 2, STAT OF COLORADO.

**Address:** 271 Corvette Circle, Ft Lupton, CO 80621

**Original Note Amt:** \$328,000.00      **Loan Type:** Conventional      **Interest Rate:** 7.125  
**Current Amount:** \$327,896.64      **As Of:** 02/22/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Aurora Loan Services, LLC  
**Current Owner:** Warren Stanley Wagoner Jr and Jo Ellen Wagoner  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for LEHMAN BROTHERS BANK, FSB  
**Grantor (Borrower On Deed of Trust):** Warren Stanley Wagoner Jr and Jo Ellen Wagoner

**Publication:** Windsor Beacon      **First Publication Date:** 05/20/2010  
   **Last Publication Date:** 06/17/2010

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

**Attorney File Number:** 8080.28648      **Phone:** (303) 81-31177      **Fax:** (303) 81-31107

**Foreclosure Number:** 10-0490

**NED Date:** 03/05/2010      **Reception #:** 3679430  
**Original Sale Date:** 07/07/2010  
**Deed of Trust Date:** 09/12/2006      **Recording Date:** 09/19/2006      **Reception #:** 3420738  
   **Re-Recording Date:**      **Re-Recorded #:**

**Legal:** Lots 27 and 28, Block 28, in the City of Evans, Together with that portion of the East 10 Feet of Central Street as vacated by Ordinance No. 1006-96 recorded September 11, 1996 in Book 1566 at Reception No. 2510421, County of Weld, State of Colorado.

**Address:** 4012 Central Street, Evans, CO 80620

**Original Note Amt:** \$99,000.00      **Loan Type:** Conventional      **Interest Rate:** 9.125  
**Current Amount:** \$96,827.66      **As Of:** 02/22/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Aurora Loan Services, LLC  
**Current Owner:** Herrick 4012 Central Street Trust  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Magnus Financial Corporation  
**Grantor (Borrower On Deed of Trust):** Jeffrey Herrick

**Publication:** Greeley Tribune      **First Publication Date:** 05/21/2010  
   **Last Publication Date:** 06/18/2010

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

**Attorney File Number:** 10-7506      **Phone:** (720)493-4600      **Fax:**





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**Foreclosure Number:** 10-0495

<b>NED Date:</b>	03/05/2010	<b>Reception #:</b>	3679435		
<b>Original Sale Date:</b>	07/07/2010				
<b>Deed of Trust Date:</b>	09/27/2006	<b>Recording Date:</b>	09/29/2006	<b>Reception #:</b>	3423406
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** LOT 1, BLOCK 5, SILVER PEAKS FILING 2, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 177 Firestone Circle, Lochbuie, CO 80603

<b>Original Note Amt:</b>	\$172,920.00	<b>LoanType:</b>	Conventional	<b>Interest Rate:</b>	7.875
<b>Current Amount:</b>	\$172,863.27	<b>As Of:</b>	02/23/2010	<b>Interest Type:</b>	Adjustable

<b>Current Lender (Beneficiary):</b>	Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates
<b>Current Owner:</b>	Tracy Lee Young
<b>Grantee (Lender On Deed of Trust):</b>	Mortgage Electronic Registration Systems, Inc. as nominee for New Century Mortgage Corporation
<b>Grantor (Borrower On Deed of Trust)</b>	Tracy Lee Young

<b>Publication:</b>	Greeley Tribune	<b>First Publication Date:</b>	05/21/2010
		<b>Last Publication Date:</b>	06/18/2010

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

<b>Attorney File Number:</b>	10-00136RH	<b>Phone:</b>	(303)788-9600	<b>Fax:</b>	
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