

# Notices of Election and Demand Filed in Weld County

From March 29, 2010 Through April 02, 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:** 09-0755 **Restarted**

**NED Date:** 04/02/2010 **Reception #:** 3684724  
**Original Sale Date:** 08/04/2010  
**Deed of Trust Date:** 10/20/2005 **Recording Date:** 10/25/2005 **Reception #:** 3334119  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 11, HILLTOP ESTATES SUBDIVISION, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1395 Barn Owl Court, Windsor, CO 80550

**Original Note Amt:** \$800,000.00 **Loan Type:** CONV **Interest Rate:** 5.875  
**Current Amount:** \$799,804.17 **As Of:** 03/24/2009 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** First Horizon Home Loans, a Division of First Tennessee Bank National Association  
**Current Owner:** Bryan Larsen and Angelessa Larsen  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for First Horizon Home Loan Corporation  
**Grantor (Borrower On Deed of Trust):** Bryan Larsen and Angelessa Larsen

**Publication:** Windsor Beacon **First Publication Date:** 06/17/2010  
**Last Publication Date:** 07/15/2010

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

**Attorney File Number:** 09-06019 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410

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**Foreclosure Number:** 09-1633 **Restarted**

**NED Date:** 03/31/2010 **Reception #:** 3684024  
**Original Sale Date:** 07/28/2010  
**Deed of Trust Date:** 02/28/2003 **Recording Date:** 04/08/2003 **Reception #:** 3050198  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 2, REPLAT OF FIFTH ADDITION TO BELAIR PARK, A SUBDIVISION OF WELD COUNTY, STATE OF COLORADO.

**Address:** 2715 Meadowbrook Lane, Greeley, CO 80634

**Original Note Amt:** \$208,000.00 **Loan Type:** CONV **Interest Rate:** 5.75  
**Current Amount:** \$189,413.30 **As Of:** 06/25/2009 **Interest Type:** Adjustable

**Current Lender (Beneficiary):** The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2003RS4  
**Current Owner:** Joseph K. Bubnich and Kirsten M. Bubnich  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for United Capital Mortgage Corporation.  
**Grantor (Borrower On Deed of Trust)** Joseph K. Bubnich and Kirsten M. Bubnich

**Publication:** Windsor Beacon **First Publication Date:** 06/10/2010  
**Last Publication Date:** 07/08/2010

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

**Attorney File Number:** 09-14296 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410

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**Foreclosure Number:** 09-2362 **Restarted**

**NED Date:** 03/30/2010 **Reception #:** 3683812  
**Original Sale Date:** 11/10/2010  
**Deed of Trust Date:** 04/23/2007 **Recording Date:** 05/11/2007 **Reception #:** 3475464  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOT A OF RECORDED EXEMPTION NO. 0805-21-4-RE2335, RECORDED DECEMBER 2, 1998 AT RECEPTION NO. 2657338, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

**Address:** 32249 Highway 37, Gill, CO 80624

**Original Note Amt:** \$244,580.00 **Loan Type:** FHA **Interest Rate:** 6  
**Current Amount:** \$238,660.89 **As Of:** 09/10/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** GMAC Mortgage, LLC  
**Current Owner:** Kevin L. Bethel and Wendy E. Bethel  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Clarion Mortgage Capital, Inc., a Colorado Corporation  
**Grantor (Borrower On Deed of Trust):** Kevin L. Bethel and Wendy E. Bethel

**Publication:** Windsor Beacon **First Publication Date:** 09/23/2010  
**Last Publication Date:** 10/21/2010

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

**Attorney File Number:** 09-21742 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410

**Foreclosure Number:** 09-2666 **Restarted**

**NED Date:** 03/29/2010 **Reception #:** 3683504  
**Original Sale Date:** 07/28/2010  
**Deed of Trust Date:** 06/30/2004 **Recording Date:** 07/01/2004 **Reception #:** 3194971  
**Re-Recording Date** **Re-Recorded #:**

**Legal:** LOTS 1 AND 2, BLOCK 2, BRADY ADDITION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1932 E 16TH STREET, GREELEY, CO 80631

**Original Note Amt:** \$226,600.00 **Loan Type:** Conventional **Interest Rate:** 6.15  
**Current Amount:** \$216,535.29 **As Of:** 10/15/2009 **Interest Type:** Fixed

**Current Lender (Beneficiary):** NATIONSTAR MORTGAGE LLC  
**Current Owner:**  
**Grantee (Lender On Deed of Trust):** CENTEX HOME EQUITY COMPANY, LLC  
**Grantor (Borrower On Deed of Trust):** SAMMY ARCHER AND DEBRA ARCHER

**Publication:** Greeley Tribune **First Publication Date:** 06/11/2010  
**Last Publication Date:** 07/09/2010

**Attorney for Beneficiary:** Medved Michael P

**Attorney File Number:** 09-030-14443 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

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From March 29, 2010 Through April 02, 2010

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**Foreclosure Number:** 10-0701

<b>NED Date:</b>	03/30/2010	<b>Reception #:</b>	3683802		
<b>Original Sale Date:</b>	07/28/2010				
<b>Deed of Trust Date:</b>	10/12/2004	<b>Recording Date:</b>	11/02/2004	<b>Reception #:</b>	3232156
		<b>Re-Recording Date</b>		<b>Re-Recorded #:</b>	

**Legal:** See Attachment A

**Address:** 1672 WCR 11, Erie, CO 80516

<b>Original Note Amt:</b>	\$65,000.00	<b>LoanType:</b>	Private	<b>Interest Rate:</b>	5
<b>Current Amount:</b>	\$65,000.00	<b>As Of:</b>	03/16/2010	<b>Interest Type:</b>	Fixed

<b>Current Lender (Beneficiary):</b>	Robert E. Wrenfrow and Betty E. Wrenfrow
<b>Current Owner:</b>	James Wrenfrow a/k/a James Wrenfrow, Jr.
<b>Grantee (Lender On Deed of Trust):</b>	Robert E. Wrenfrow and Betty E. Wrenfrow
<b>Grantor (Borrower On Deed of Trust)</b>	James Wrenfrow a/k/a James Wrenfrow, Jr.

<b>Publication:</b>	Greeley Tribune	<b>First Publication Date:</b>	06/11/2010
		<b>Last Publication Date:</b>	07/09/2010

**Attorney for Beneficiary:** Robert A. Simpson, Attorney at Law

<b>Attorney File Number:</b>	0	<b>Phone:</b>	(303)986-9446	<b>Fax:</b>	
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**Foreclosure Number:** 10-0709

**NED Date:** 03/29/2010      **Reception #:** 3683505  
**Original Sale Date:** 07/28/2010  
**Deed of Trust Date:** 08/09/2004      **Recording Date:** 08/10/2004      **Reception #:** 3207539  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** EXHIBIT A ATTACHED

**Address:** 3920 W 13th St, Greeley, CO 80634

**Original Note Amt:** \$140,000.00      **LoanType:** Conventional      **Interest Rate:** 5.875  
**Current Amount:** \$139,634.12      **As Of:** 03/18/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Loan Trust 2004-AR6, Mortgage Pass-Through Certificates, Series 2004-AR6 under the Pooling and Servicing Agreement dated August 1, 2004  
**Current Owner:** Elisa Gutierrez  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registraton Systems, Inc. as nominee for IndyMac Bank, F.S.B., a federally chartered savings bank  
**Grantor (Borrower On Deed of Trust):** Elisa Gutierrez

**Publication:** Greeley Tribune      **First Publication Date:** 06/11/2010  
**Last Publication Date:** 07/09/2010

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

**Attorney File Number:** 10-00388RH      **Phone:** (303)788-9600      **Fax:**

**Foreclosure Number:** 10-0710

**NED Date:** 03/30/2010      **Reception #:** 3683806  
**Original Sale Date:** 07/28/2010  
**Deed of Trust Date:** 03/27/2007      **Recording Date:** 03/30/2007      **Reception #:** 3465508  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 4, BLOCK 4, COUNTRY CLUB WEST FILING NO. 2, A SUBDIVISION OF THE CITY OF GREELEY, WELD COUNTY, COLORADO.

**Address:** 1351 52ND AVENUE, GREELEY, CO 80634

**Original Note Amt:** \$281,051.78      **LoanType:** Conventional      **Interest Rate:** 9.88  
**Current Amount:** \$277,944.40      **As Of:** 03/19/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** HOUSEHOLD FINANCE CORPORATION III  
**Current Owner:** KATHLEEN E. ARAGON AND KRISTINA I. ARAGON  
**Grantee (Lender On Deed of Trust):** HOUSEHOLD FINANCE CORPORATION III  
**Grantor (Borrower On Deed of Trust):** KATHLEEN E. ARAGON AND KRISTINA I. ARAGON

**Publication:** Greeley Tribune      **First Publication Date:** 06/11/2010  
**Last Publication Date:** 07/09/2010

**Attorney for Beneficiary:** Medved Michael P

**Attorney File Number:** 10-913-15707      **Phone:** (303) 27-40155      **Fax:** (303) 27-40159























































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**Foreclosure Number:** 10-0762

<b>NED Date:</b>	04/02/2010	<b>Reception #:</b>	3684734		
<b>Original Sale Date:</b>	08/04/2010				
<b>Deed of Trust Date:</b>	09/06/2006	<b>Recording Date:</b>	09/13/2006	<b>Reception #:</b>	3419279
		<b>Re-Recording Date</b>	12/07/2006	<b>Re-Recorded #:</b>	3440393

**Legal:** Lot 1 through 74, inclusive and  
Tracts 2, 3, 4, 5, 6, 9 and 10,  
Saddler Planned Unit Development  
Town of Severence,  
County of Weld,  
State of Colorado;

Except Lot 6, as partially released November 13, 2008 at Reception No. 3589710.

**Address:** Approximately 270.14 Acres of Vacant Land, Severance, CO 80546

<b>Original Note Amt:</b>	\$7,153,024.00	<b>Loan Type:</b>	Conventional	<b>Interest Rate:</b>	9.25
<b>Current Amount:</b>	\$5,364,768.00	<b>As Of:</b>	03/23/2010	<b>Interest Type:</b>	Adjustable

<b>Current Lender (Beneficiary):</b>	Liberty Savings Bank, F.S.B.
<b>Current Owner:</b>	Bridle Hill Development Company, LLC, a Colorado Limited Liability Company
<b>Grantee (Lender On Deed of Trust):</b>	Liberty Savings Bank, F.S.B.
<b>Grantor (Borrower On Deed of Trust)</b>	Bridle Hill Development Company, LLC, a Colorado Limited Liability Company

<b>Publication:</b>	Greeley Tribune	<b>First Publication Date:</b>	06/18/2010
		<b>Last Publication Date:</b>	07/16/2010

**Attorney for Beneficiary:** Bloom, Murr & Accomazzo PC

<b>Attorney File Number:</b>	8315.001	<b>Phone:</b>	(303) 53-42277	<b>Fax:</b>	(303) 53-41313
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