

Pre Sale List

Sale Date 05/05/2010

5/3/2010

1:27:26PM

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

Foreclosure Sale numbers 09-2362 through 09-2362 were originally scheduled for sale on May 05, 2010.

All of the(se) sale(s) were advertised for 5 consecutive weeks beginning September 23, 2010 through October 21, 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."

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

Foreclosure #: 08-2275

The Grantor: Gregory A Hause and Lori J Hause

Legal Description: LOT A OF RECORDED EXEMPTION NO. 1053-01-1-RE1337, RECORDED APRIL 4, 1991 IN BOOK 1295 AS RECEPTION NO. 02246088, BEING A PART OF THE N 1/2 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

Street Address: 29732 Weld County Road 50, Kersey, CO 80644

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R12

First Publication: 03/18/2010

Last Publication: 04/15/2010

Amended First Publication: 06/04/2009

Amended Last Publication: 07/02/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$251,413.32

Deficiency: \$0.00

Foreclosure #: 09-0779

The Grantor: Luis Bustillos

Legal Description: LOT 7 AND THE EAST 5 FEET OF LOT 8, BLOCK 7, GARDENSIDE, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO,

Street Address: 2002 7th Street, Greeley, CO 80631

Current Beneficiary Name: First Horizon Home Loans, a Division of First Tennessee Bank National Association

First Publication: 06/18/2009 Last Publication: 07/16/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$49,500.00

Deficiency: \$44,507.23

Foreclosure #: 09-0895

The Grantor: Ben Schmidt

Legal Description: LOT 11, BLOCK 1, CORRECTED-ROCKSBURY RIDGE SECOND FILING, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 4413 Onyx Place, Johnstown, CO 80534

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

First Publication: 07/02/2009 Last Publication: 07/30/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$215,476.35

Deficiency: \$0.00

Foreclosure #: 09-0920

The Grantor: Horse Creek Weld, LLC

Legal Description: See Legal Description Attached Hereto and Incorporated by Reference Herein

Street Address: Vacant Land, CO

Current Beneficiary Name: Horse Creek Farms Lender, LLC

First Publication: 10/16/2009 Last Publication: 11/13/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$1,378,734.97

Deficiency: \$1,425,144.79

Foreclosure #: 09-0982

The Grantor: Pedro Najera and Josefa Torres de Najera and Manuel Torres

Legal Description: LOT 4, BLOCK 2, RIDGE CREST P.U.D. FILING NO. 1, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 6904 Saint Vrain Ranch Boulevard, Firestone, CO 80504

Current Beneficiary Name: US Bank National Association as Trustee for RASC 2005AHL2

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$134,521.72

Deficiency: \$58,338.82

Foreclosure #: 09-1518

The Grantor: Wyatt Yewchuck and Susan Arendt

Legal Description: LOT 25, CASAGRANDE ESTATES, FIRST ADDITION, COUNTY OF WELD, STATE OF COLORADO

Street Address: 9231 Apache Road, Longmont, CO 80504

Current Beneficiary Name: US Bank National Association, as Trustee for Credit Suisse First Boston 2006-1

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

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$297,406.89

Deficiency: \$0.00

Foreclosure #: 09-1629

The Grantor: Fidel Mendez Guzman and Juan Cardona

Legal Description: LOT 8, BLOCK 8. LANCASTER NORTH ADDITION, FIRST FILING, A SUBDIVISION OF THE CITY OF FT. LUPTON, COUNTY OF WELD, STATE OF COLORADO

Street Address: 1001 Pacific Way, Fort Lupton, CO 80621

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

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

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$154,807.73

Deficiency: \$0.00

Foreclosure #: 09-2008

The Grantor: Trachelle Clark

Legal Description: ALL OF THE FOLLOWING REAL PROPERTY, DESCRIBED AS FOLLOWS: LOTS 21, 22 AND 23, BLOCK 74, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 218 S. Kathleen Avenue, Milliken, CO 80543

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

First Publication: 10/22/2009 Last Publication: 11/19/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$121,719.10

Deficiency: \$0.00

Foreclosure #: 09-2016

The Grantor: Edgar Perea Lechuga

Legal Description: LOT 38, BLOCK 2, PARKVIEW SOUTH, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 2414 Aspen Avenue, Greeley, CO 80631

Current Beneficiary Name: MidFirst Bank

First Publication: 10/22/2009 Last Publication: 11/19/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$142,580.17

Deficiency: \$0.00

Foreclosure #: 09-2306

The Grantor: Ileene M. Mader

Legal Description: LOT 66, CORRECTED FIRST FILING PLAT OF BEEBE DRAW FARMS AND
EQUESTRIAN CENTER, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 16504 Essex Road North, Platteville, CO 80651

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the
Certificateholders for Ameriquest Mortgage Securities Trust 2004-FR1,
Asset-Backed Pass-Through Certificates, Series 2004-FR1

First Publication: 11/26/2009

Last Publication: 12/24/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$237,150.00

Deficiency: \$117,845.33

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: \$130,000.00

Deficiency: \$76,818.68

Foreclosure #: 09-2493

The Grantor: Maria C. Veliz

Legal Description: LOT 3, BLOCK 8, PLAT AMENDEMENT, IDAHO CREEK SUBDIVISION, COUNTY
OF WELD, STATE OF COLORADO.

Street Address: 10676 Forester Place, Longmont, CO 80504

Current Beneficiary Name: OneWest Bank FSB

First Publication: 12/18/2009

Last Publication: 01/15/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$156,485.94

Deficiency: \$0.00

Foreclosure #: 09-2646

The Grantor: Alberto Torres De La Cruz

Legal Description: LOT 54 AND 55 BLOCK 33, TOWN OF GILCREST, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 104 8th St, Gilcrest, CO 80623

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: \$100,139.71

Deficiency: \$0.00

Foreclosure #: 09-2688

The Grantor: Guillermo Banuelos and Juana Banuelos

Legal Description: LOT 14, BLOCK 6, MOUNTVIEW, A SUBDIVISION OF THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 903 Greenwood Court, Fort Lupton, CO 80621

Current Beneficiary Name: Wells Fargo N.A. as Trustee for Banc of America Alternative Loan Trust 2006-7 Mortgage Pass-Through Certificates

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

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$138,726.87

Deficiency: \$0.00

Foreclosure #: 09-2741

The Grantor: Lori L. Riley

Legal Description: LOT 4, WIEGERT SUBDIVISION, FIRST FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 216 10th Street, Windsor, CO 80550

Current Beneficiary Name: U.S. Bank, N.A.

First Publication: 01/21/2010 Last Publication: 02/18/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$230,633.14

Deficiency: \$0.00

Foreclosure #: 09-2898

The Grantor: Tracy V Nissen and Cheryl L Nissen

Legal Description: LOT 1, BLOCK 3, MEADOW VALE FARM P.U.D. THIRD FILING, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1762 Edgewater Place, Longmont, CO 80504

Current Beneficiary Name: Chase Home Finance LLC

First Publication: 02/04/2010 Last Publication: 03/04/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$467,500.00

Deficiency: \$63,507.82

Foreclosure #: 09-2938
The Grantor: Francisco Pizarro-Michel
Legal Description: LOT 2, ARAGON SUBDIVISION, TOWN OF MILLIKEN, COUNTY OF WELD,
STATE OF COLORADO.
Street Address: 105 Aragon Court, Milliken, CO 80543
Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for IXIS Real Estate Capital
Trust 2006-HE2
First Publication: 02/18/2010 Last Publication: 03/18/2010
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$46,750.00
Deficiency: \$29,353.34

Foreclosure #: 09-2941
The Grantor: Sabino Tovar Ramos
Legal Description: LOTS 7 AND 8, BLOCK 2, BOUKER'S SUBDIVISION IN THE CITY OF GREELEY,
WELD COUNTY, COLORADO
Street Address: 1412 7th Street, Greeley, CO 80631
Current Beneficiary Name: Wells Fargo Bank, N.A.
First Publication: 02/18/2010 Last Publication: 03/18/2010
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$116,925.04
Deficiency: \$0.00

Foreclosure #: 09-2965
The Grantor: Richard L. Day and Debbie R. Day
Legal Description: LOT 11, BLOCK 9, MOUNTVIEW, CITY OF FORT LUPTON, COUNTY OF WELD,
STATE OF COLORADO.
Street Address: 1003 Applewood Avenue, Fort Lupton, CO 80621
Current Beneficiary Name: BAC Home Loans Servicing, L.P.
First Publication: 02/18/2010 Last Publication: 03/18/2010
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$124,702.73
Deficiency: \$0.00

Foreclosure #: 09-2968
The Grantor: SHANE E. GABRIEL and VICKY L. GABRIEL, not in tenancy in common but in joint tenancy, husband a
Legal Description: LOT 14, NORTHWEST ESTATES SECOND FILING, COUNTY OF WELD, STATE OF
COLORADO
Street Address: 37573 LEE LAKE AVENUE, WINDSOR, CO 80550
Current Beneficiary Name: WELLS FARGO BANK, N.A.
First Publication: 02/19/2010 Last Publication: 03/19/2010
Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$95,342.00
Deficiency: \$63,893.58

Foreclosure #: 09-2975

The Grantor: Michael E. Waltner

Legal Description: Lot 20, Block 17, Highplains Filing No. 3, County of Weld, State of Colorado.

Street Address: 800 Willow Drive, Lochbuie, CO 80603

Current Beneficiary Name: Aurora Loan Services, LLC

First Publication: 02/19/2010 Last Publication: 03/19/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$133,169.47

Deficiency: \$33,228.61

Foreclosure #: 09-3033

The Grantor: Scott A. Wells

Legal Description: LOT 20, BLOCK 1, WINDSOR WEST SUBDIVISION, TOWN OF WINDSOR,
COUNTY OF WELD, STATE OF COLORADO

Street Address: 1116 Walnut St, Windsor, CO 80550-4812

Current Beneficiary Name: HSBC Bank USA, National Association as Trustee for ACE Securities Corp. Home
Equity Loan Trust, Series 2006-OP1 Asset Backed Pass-Through Certificates

First Publication: 02/25/2010 Last Publication: 03/25/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$112,500.00

Deficiency: \$46,968.72

Foreclosure #: 09-3042

The Grantor: Khanh Nguyen

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

together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

Street Address: 3417 West 28th Street, Greeley, CO 80631

Current Beneficiary Name: Security First Bank

First Publication: 03/19/2010 Last Publication: 04/16/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$850,000.00

Deficiency: \$769,213.59

Foreclosure #: 09-3047

The Grantor: Gibraltar Structures, LLC, a Colorado Limited Liability Company

Legal Description: Lot 7, Block 5, St. Michael's Subdivision, City of Greeley, County of Weld, State of Colorado.

Street Address: 3206 66th Avenue, Greeley, CO 80634

Current Beneficiary Name: Advantage Bank

First Publication: 03/19/2010 Last Publication: 04/16/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$150,957.91

Deficiency: \$215,267.27

Foreclosure #: 09-3104

The Grantor: Betty L Trudell and David S Trudell

Legal Description: LOT 2, BLOCK 83, ARISTOCRAT RANCHETTES, THIRD FILING, COUNTY OF WELD, STATE OF COLORADO

Street Address: 16293 Higgins Ave, Fort Lupton, CO 80621-4549

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

First Publication: 03/04/2010 Last Publication: 04/01/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$224,000.00

Deficiency: \$113,354.75

Foreclosure #: 09-3105

The Grantor: Joseph J Slimak and Chella R Herrington

Legal Description: LOT 34, BLOCK 4, ROLLING HILLS THIRD ADDITION, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 2937 West 19th Street Drive, Greeley, CO 80634

Current Beneficiary Name: The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWMBBS 2004-04

First Publication: 03/04/2010 Last Publication: 04/01/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$97,041.66

Deficiency: \$56,570.59

Foreclosure #: 09-3163

The Grantor: Michael E Cowan and Peggy M K Cowan

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 5306 County Road 18, Longmont, CO 80504

Current Beneficiary Name: SunTrust Mortgage, Inc.

First Publication: 03/04/2010 Last Publication: 04/01/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$585,650.00

Deficiency: \$199,590.13

Foreclosure #: 09-3196

The Grantor: Roberto Mendoza and Veronica Mendoza

Legal Description: THE SOUTH 50 FEET OF LOT 38 AND THE NORTH 25 FEET OF LOT 39, IN
BLOCK 2, SUNNY VIEW, IN THE TOWN OF EVANS, COUNTY OF WELD, STATE
OF COLORADO.

Street Address: 3035 High Drive, Evans, CO 80620

Current Beneficiary Name: Wells Fargo Bank, National Association as Trustee for SABR 2004-OP1 Mortgage
Pass-Through Certificates, Series 2004-OP1

First Publication: 03/11/2010 Last Publication: 04/08/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$22,500.00

Deficiency: \$84,662.88

Foreclosure #: 09-3203

The Grantor: Javier Ortega and Hermila C. Ortega

Legal Description: LOT 17, BLOCK 11, LOCHWOOD PLANNED UNIT DEVELOPMENT FIRST FILING,
TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 111 Yakima Street, Lochbuie, CO 80603

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the
Certificateholders for Argent Securities Trust 2004-W11, Asset-Backed
Pass-Through Certificates, Series 2004-W11

First Publication: 03/11/2010 Last Publication: 04/08/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$58,425.00

Deficiency: \$94,012.91

Total: 29