

Notices of Election and Demand Filed in Weld County

From May 24, 2010 Through May 28, 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: 09-1495 **Restarted**

NED Date: 05/27/2010 **Reception #:** 3695808
Original Sale Date: 09/29/2010
Deed of Trust Date: 09/24/2003 **Recording Date:** 10/01/2003 **Reception #:** 3112009
Re-Recording Date **Re-Recorded #:**

Legal: LOT 6, BLOCK 26, FARRS SEVENTH ADDITION, AN ADDITION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 1504 27th Street, Greeley, CO 80631

Original Note Amt: \$138,778.00 **Loan Type:** Conventional **Interest Rate:** 4.375
Current Amount: \$133,186.64 **As Of:** 06/10/2009 **Interest Type:** Adjustable

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 COUNTRYWIDE HOME LOANS, INC.

Grantor (Borrower On Deed of Trust) Samuel Salazar Jr and Nicole Salazar

Publication: Windsor Beacon **First Publication Date:** 08/12/2010
Last Publication Date: 09/09/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1269.03383 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

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Foreclosure Number: 09-1927 **Restarted**

NED Date: 05/27/2010 **Reception #:** 3695809
Original Sale Date: 09/29/2010
Deed of Trust Date: 02/17/2006 **Recording Date:** 03/02/2006 **Reception #:** 3367458
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, ST. VRAIN RANCH SUBDIVISION, FILING 2, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

Address: 10261 Echo Circle, Firestone, CO 80504

Original Note Amt: \$196,000.00 **LoanType:** CONV **Interest Rate:** 7.99
Current Amount: \$201,372.05 **As Of:** 07/23/2009 **Interest Type:** Adjustable

Current Lender (Beneficiary): HSBC Bank USA, N.A., As Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2006-HE3
Current Owner: Scott Fender
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as nominee for People's Choice Home Loan, Inc., a Wyoming Corporation
Grantor (Borrower On Deed of Trust) Scott Fender

Publication: Greeley Tribune **First Publication Date:** 08/13/2010
Last Publication Date: 09/10/2010

Attorney for Beneficiary: Hellerstein and Shore PC

Attorney File Number: 09-00340SH **Phone:** (303)573-1080 **Fax:** (303) 78-89698

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Foreclosure Number: 10-1139

NED Date:	05/25/2010	Reception #:	3695267		
Original Sale Date:	09/22/2010				
Deed of Trust Date:	03/28/2006	Recording Date:	03/30/2006	Reception #:	3374615
		Re-Recording Date		Re-Recorded #:	

Legal: LOTS 24 AND 25, AND THE WEST 1/2 OF LOT 26, BLOCK 20, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

Address: 217 Florence Avenue, Firestone, CO 80520

Original Note Amt:	\$132,000.00	LoanType:	Conventional	Interest Rate:	6.75
Current Amount:	\$125,763.69	As Of:	05/17/2010	Interest Type:	Fixed

Current Lender (Beneficiary):	CitiMortgage, Inc.
Current Owner:	Mark D'Agostino and Dorothy D'Agostino
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., acting solely as nominee for North Suburban Mortgage Corporation
Grantor (Borrower On Deed of Trust)	Mark D'Agostino and Dorothy D'Agostino

Publication:	Windsor Beacon	First Publication Date:	08/05/2010
		Last Publication Date:	09/02/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number:	1175.13163	Phone:	(303) 81-31177	Fax:	(303) 81-31107
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Foreclosure Number: 10-1142

NED Date: 05/26/2010 **Reception #:** 3695533
Original Sale Date: 09/22/2010
Deed of Trust Date: 12/21/2005 **Recording Date:** 12/27/2005 **Reception #:** 3350076
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 2, BLOCK 2, COWAN SUBDIVISION FIRST ADDITION, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 205 16th Ave Court, Greeley, CO 80631

Original Note Amt: \$91,920.00 **LoanType:** Conventional **Interest Rate:** 8.350
Current Amount: \$91,575.30 **As Of:** 05/18/2010 **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of April 1, 2006 Morgan Stanley ABS Capital I Inc. Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3
Current Owner: Paul Lange and Mindy Lange
Grantee (Lender On Deed of Trust): New Century Mortgage Corporation
Grantor (Borrower On Deed of Trust): Paul Lange and Mindy Lange

Publication: Windsor Beacon **First Publication Date:** 08/05/2010
Last Publication Date: 09/02/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1350.01218 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

Foreclosure Number: 10-1143

NED Date: 05/26/2010 **Reception #:** 3695534
Original Sale Date: 09/22/2010
Deed of Trust Date: 10/12/2007 **Recording Date:** 10/16/2007 **Reception #:** 3511332
Re-Recording Date: **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 1801 26th Avenue Pl, Greeley, CO 80634

Original Note Amt: \$149,998.74 **LoanType:** Conventional **Interest Rate:** 9.390
Current Amount: \$148,633.37 **As Of:** 05/18/2010 **Interest Type:** Fixed

Current Lender (Beneficiary): BENEFICIAL COLORADO INC
Current Owner: Helen C. Soto
Grantee (Lender On Deed of Trust): BENEFICIAL COLORADO INC
Grantor (Borrower On Deed of Trust): Helen C. Soto

Publication: Windsor Beacon **First Publication Date:** 08/05/2010
Last Publication Date: 09/02/2010

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 6060.00108 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

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Foreclosure Number: 10-1151

NED Date: 05/28/2010

Reception #:

Original Sale Date: 09/29/2010

Deed of Trust Date: 03/19/2004

Recording Date: 03/22/2004

Reception #: 3163540

Re-Recording Date

Re-Recorded #:

Legal: LOT 9, BLOCK 5, FILING 1, EAGLE VALLEY, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

Address: 4816 Falcon Drive, Frederick, CO 80504

Original Note Amt: \$204,800.00

LoanType: CONV

Interest Rate: 5

Current Amount: \$201,687.74

As Of: 05/20/2010

Interest Type: Adjustable

Current Lender (Beneficiary):	The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT 2004-08CB
Current Owner:	James M. Cummiskey and Carla J. Cummiskey
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc.
Grantor (Borrower On Deed of Trust)	James M. Cummiskey and Carla J. Cummiskey

Publication: Windsor Beacon

First Publication Date: 08/12/2010

Last Publication Date: 09/09/2010

Attorney for Beneficiary: Castle, Meinhold & Stawiarski LLC

Attorney File Number: 10-10632

Phone: (303) 86-51400

Fax: (303) 86-51410

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Foreclosure Number: 10-1152

NED Date: 05/28/2010

Reception #:

Original Sale Date: 09/29/2010

Deed of Trust Date: 06/30/2006

Recording Date: 07/06/2006

Reception #: 3400843

Re-Recording Date

Re-Recorded #:

Legal: LOT 26, BLOCK 3; CARLSON FARMS, FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO.

Address: 3763 CLAYCOMB LANE, JOHNSTOWN, CO 80534

Original Note Amt: \$219,200.00

LoanType: Conventional

Interest Rate: 8.375

Current Amount: \$229,291.64

As Of: 12/01/2009

Interest Type: Adjustable

Current Lender (Beneficiary): HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-ASAP5, Asset Backed Pass-Through Certificates

Current Owner: GABRIEL O. LEZAMA AND JULIE A. LEZAMA

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN HOME MORTGAGE

Grantor (Borrower On Deed of Trust) GABRIEL O. LEZAMA AND JULIE A. LEZAMA

Publication: Greeley Tribune

First Publication Date: 08/13/2010

Last Publication Date: 09/10/2010

Attorney for Beneficiary: Vaden Law Firm, LLC

Attorney File Number: 10-051-00554

Phone: (187)724-51529

Fax: (303)377-2934

