

















# Notices of Election and Demand Filed in Weld County

From July 26, 2010 Through July 30, 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:** 10-1526

**NED Date:** 07/26/2010      **Reception #:** 3707381  
**Original Sale Date:** 11/24/2010  
**Deed of Trust Date:** 03/09/2006      **Recording Date:** 03/23/2006      **Reception #:** 3372819  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 7, BLOCK 7, ASHCROFT HEIGHTS - THIRD FILING, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 3722 Ironhorse Drive, Evans, CO 80620

**Original Note Amt:** \$179,920.00      **LoanType:** CONV      **Interest Rate:** 7.9  
**Current Amount:** \$179,912.58      **As Of:** 07/16/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2006-2 Asset Backed Notes  
**Current Owner:** Elizabeth A. Wulf  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc. A California Corporation  
**Grantor (Borrower On Deed of Trust):** Elizabeth A. Wulf

**Publication:** Windsor Beacon      **First Publication Date:** 10/07/2010  
**Last Publication Date:** 11/04/2010

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

**Attorney File Number:** 10-14760      **Phone:** (303) 86-51400      **Fax:** (303) 86-51410

**Foreclosure Number:** 10-1527

**NED Date:** 07/26/2010      **Reception #:** 3707382  
**Original Sale Date:** 11/24/2010  
**Deed of Trust Date:** 05/17/2004      **Recording Date:** 06/01/2004      **Reception #:** 3184814  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 16, BLOCK 2, MOUNTAIN VIEW SUBDIVISION, SECOND FILING, A SUBDIVISION OF THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 980 Juniper Drive, Windsor, CO 80550

**Original Note Amt:** \$132,000.00      **LoanType:** CONV      **Interest Rate:** 5.5  
**Current Amount:** \$119,709.07      **As Of:** 07/16/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Brett J. Peterson and Kelli E. Peterson  
**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.  
**Grantor (Borrower On Deed of Trust):** Brett J. Peterson and Kelli E. Peterson

**Publication:** Windsor Beacon      **First Publication Date:** 10/07/2010  
**Last Publication Date:** 11/04/2010

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

**Attorney File Number:** 10-14735      **Phone:** (303) 86-51400      **Fax:** (303) 86-51410





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**Foreclosure Number:** 10-1532

**NED Date:** 07/26/2010      **Reception #:** 3707389  
**Original Sale Date:** 11/24/2010  
**Deed of Trust Date:** 01/20/2005      **Recording Date:** 01/28/2005      **Reception #:** 3256994  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 1858 17th Ave, Greeley, CO 80631-5203

**Original Note Amt:** \$198,000.00      **Loan Type:** Conventional      **Interest Rate:** 6.25  
**Current Amount:** \$190,807.57      **As Of:** 07/07/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF CWABS 2005-01, INC.  
**Current Owner:** Valerie S Vagher  
**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)** Valerie Vagher

**Publication:** Windsor Beacon      **First Publication Date:** 10/07/2010  
**Last Publication Date:** 11/04/2010

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

**Attorney File Number:** 1269.01609      **Phone:** (303) 81-31177      **Fax:** (303) 81-31107

**Foreclosure Number:** 10-1533

**NED Date:** 07/26/2010      **Reception #:** 3707390  
**Original Sale Date:** 11/24/2010  
**Deed of Trust Date:** 03/27/2007      **Recording Date:** 03/29/2007      **Reception #:** 3465366  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 2, BLOCK 6, CRANFORD, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

**Address:** 1825-1825 1/2 11th Avenue, Greeley, CO 80631

**Original Note Amt:** \$242,200.00      **Loan Type:** Conventional      **Interest Rate:** 7.250  
**Current Amount:** \$265,721.14      **As Of:** 07/15/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Aurora Loan Services, LLC  
**Current Owner:** Quale Bob LLC  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GreenPoint  
Mortgage Funding, Inc.  
**Grantor (Borrower On Deed of Trust)** Lee Lindblad and Ruby Lindblad

**Publication:** Windsor Beacon      **First Publication Date:** 10/07/2010  
**Last Publication Date:** 11/04/2010

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

**Attorney File Number:** 8080.28848      **Phone:** (303) 81-31177      **Fax:** (303) 81-31107

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**Foreclosure Number:** 10-1534

**NED Date:** 07/27/2010      **Reception #:** 3707674  
**Original Sale Date:** 11/24/2010  
**Deed of Trust Date:** 04/18/2008      **Recording Date:** 04/21/2008      **Reception #:** 3548901  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** See attached Exhibit A

**Address:**

**Original Note Amt:** \$266,400.00      **Loan Type:** Conventional      **Interest Rate:** 6.625  
**Current Amount:** \$262,680.72      **As Of:** 07/12/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Bank of Choice  
**Current Owner:** David J. Calvin  
**Grantee (Lender On Deed of Trust):** Bank of Choice  
**Grantor (Borrower On Deed of Trust):** David J. Calvin

**Publication:** Greeley Tribune      **First Publication Date:** 10/08/2010  
**Last Publication Date:** 11/05/2010

**Attorney for Beneficiary:** Jones & Keller PC

**Attorney File Number:** 0      **Phone:** (303) 37-68400      **Fax:** (303) 37-68439

**Foreclosure Number:** 10-1535

**NED Date:** 07/27/2010      **Reception #:** 3707675  
**Original Sale Date:** 11/24/2010  
**Deed of Trust Date:** 04/18/2008      **Recording Date:** 04/21/2008      **Reception #:** 3548899  
**Re-Recording Date** 06/06/2008      **Re-Recorded #:** 3559176

**Legal:** See attached Exhibit A

**Address:**

**Original Note Amt:** \$264,000.00      **Loan Type:** Conventional      **Interest Rate:** 6.625  
**Current Amount:** \$260,314.09      **As Of:** 07/19/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Bank of Choice  
**Current Owner:** David J. Calvin  
**Grantee (Lender On Deed of Trust):** Bank of Choice  
**Grantor (Borrower On Deed of Trust):** David J. Calvin

**Publication:** Greeley Tribune      **First Publication Date:** 10/08/2010  
**Last Publication Date:** 11/05/2010

**Attorney for Beneficiary:** Jones & Keller PC

**Attorney File Number:** 0      **Phone:** (303) 37-68400      **Fax:** (303) 37-68439



































