

Pre Sale List

Sale Date 08/11/2010

8/9/2010

12:32:04PM

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

Foreclosure Sale numbers 10-0796 through 10-0840 were originally scheduled for sale on August 11, 2010.

All of the(se) sale(s) were advertised for 5 consecutive weeks beginning June 24, 2010 through July 22, 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 #: 08-2617

The Grantor: Bryon D Mackey, and Jamie D Mackey

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE

Street Address: 18508 Weld County Road 86, Ault, CO 80610

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

First Publication: 04/08/2010 Last Publication: 05/06/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$449,317.10

Deficiency: \$0.00

Foreclosure #: 09-0755

The Grantor: Bryan Larsen and Angelessa Larsen

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

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

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

First Publication: 06/17/2010 Last Publication: 07/15/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$616,250.00

Deficiency: \$292,285.68

Foreclosure #: 09-2298

The Grantor: Richard B. Chacon and Laurel K. Chacon

Legal Description: LOT 1, BLOCK 3, MOUNTAIN VISTA-FILING 3, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1904 81st Avenue, Greeley, CO 80634

Current Beneficiary Name: OneWest Bank FSB

First Publication: 11/27/2009 Last Publication: 12/25/2009

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$306,100.39

Deficiency: \$148,041.99

Foreclosure #: 09-2339

The Grantor: Les T Kucma and Kathleen M Kucma

Legal Description: LOT 10, BLOCK 12, SETTLERS VILLAGE, TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 2064 Village Dr, Milliken, CO 80543-3124

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

First Publication: 06/24/2010 Last Publication: 07/22/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$211,168.10

Deficiency: \$0.00

Foreclosure #: 09-2394

The Grantor: Charles Allen Workman, II and Dottie Lee Workman

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 7527 County Road 96, Wellington, CO 80549

Current Beneficiary Name: OneWest Bank, F.S.B.

First Publication: 12/03/2009 Last Publication: 12/31/2009

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$549,613.24

Deficiency: \$0.00

Foreclosure #: 09-2807

The Grantor: Joseph F. Dixon and April M. Dixon

Legal Description: LOT 43, BLOCK 5, RIDGE CREST SUBDIVISION FILING NO. 2, COUNTY OF WELD, STATE OF COLORADO

Street Address: 6447 St. Vrain Ranch Blvd, Firestone, CO 80504

Current Beneficiary Name: Chase Home Finance LLC

First Publication: 01/28/2010 Last Publication: 02/25/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$202,396.13

Deficiency: \$0.00

Foreclosure #: 09-2902

The Grantor: Linda S. Williams and Thomas K. Williams

Legal Description: LOT 2, BLOCK 8, SAGEBRUSH, TOWN OF FIRESTONE, COUNTY OF WELD,
STATE OF COLORADO.

Street Address: 6727 Thistle Ridge Avenue, Firestone, CO 80504

Current Beneficiary Name: U.S. Bank National Association, as Trustee for SASCO 2006-BC3

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

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$188,700.00

Deficiency: \$133,026.92

Foreclosure #: 09-2928

The Grantor: Nathan Russell

Legal Description: LOT 3, BLOCK 8, FIRST REPLAT OF VIRGINIA HILLS, A SUBDIVISION OF THE
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 2230 42nd Ave, Greeley, CO 80634

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

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$163,468.68

Deficiency: \$0.00

Foreclosure #: 09-3084

The Grantor: Terry Skov, Susan A Skov

Legal Description: Lot 9, Block 4, Centennial Farms Subdivision, Town of Milliken, County of Weld, State of
Colorado.

Street Address: 1512 South Harvester Drive, Milliken, CO 80543

Current Beneficiary Name: Aurora Loan Services, LLC

First Publication: 06/25/2010 Last Publication: 07/23/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$119,565.89

Deficiency: \$0.00

Foreclosure #: 10-0059

The Grantor: Andrew Cisneros

Legal Description: LOT 11 AND 12, THE HALL-MORGER SUBDIVISION OF BLOCK 169, CITY OF
GREELEY, COUNTY OF WELD, STATE OF COLORADO, TOGETHER WITH THE
W1/2 OF THIRD AVENUE ADJACENT TO LOTS 11 AND 12, THE HALL-MORGER
SUBDIVISION OF BLOCK 169, AS VACATED BY ORDINANCE NO. 24, 1980.

Street Address: 1531 3rd Avenue, Greeley, CO 80631

Current Beneficiary Name: Deutsche Bank National Trust Company, as Indenture Trustee, on Behalf of the
Holders of the Accredited Mortgage Loan Trust 2005-4 Asset Backed Notes

First Publication: 04/01/2010 Last Publication: 04/29/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$125,530.12

Deficiency: \$0.00

Foreclosure #: 10-0104

The Grantor: Victor Contreras

Legal Description: THE EAST 20 FEET OF LOT 5 AND THE WEST 50 FEET OF LOT 6, BLOCK 3, LANCASTER NORTH ADDITION, FOURTH FILING, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1114 Longview Drive, Fort Lupton, CO 80621

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

First Publication: 04/01/2010 Last Publication: 04/29/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$158,030.44

Deficiency: \$0.00

Foreclosure #: 10-0351

The Grantor: Mark A Sutton and Sylvia Sutton

Legal Description: LOTS 17 AND 18, BLOCK 8, HUDSON HEIGHTS ADDITION TO THE TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO. TOGETHER WITH THAT PORTION OF THE NORTH 10 FEET OF THE VACATED FOURTH AVENUE ADJACENT TO SAID LOT 17, AS VACATED BY ORDINANCE NO. 99-10 RECORDED NOVEMBER 23, 1999 AS RECEPTION NO. 2734534.

Street Address: 951 4th Avenue, Hudson, CO 80642

Current Beneficiary Name: Bank of the West

First Publication: 04/30/2010 Last Publication: 05/28/2010

Amended First Publication: 06/25/2010 Amended Last Publication: 07/23/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$98,100.00

Deficiency: \$36,646.56

Foreclosure #: 10-0563

The Grantor: Tom D. Muniz and Danette A. Muniz

Legal Description: LOT 6, BLOCK 5, SOMMERSETT WEST SUBDIVISION TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Street Address: 254 East 19th Street Road, Greeley, CO 80631

Current Beneficiary Name: The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee

First Publication: 05/27/2010 Last Publication: 06/24/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$44,390.70

Deficiency: \$118,674.64

Foreclosure #: 10-0567

The Grantor: Gary L Johnson and Sherl L Johnson

Legal Description: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:
LOT 9, COTTONWOOD FALLS PUD, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 24597 Cottonwood Lane, Kersey, CO 80644

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

First Publication: 05/27/2010 Last Publication: 06/24/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$196,578.89

Deficiency: \$0.00

Foreclosure #: 10-0603

The Grantor: James H. Sherwood

Legal Description: ALL OF BLOCK B OF THE LOURIMORE PLAT OF THE NORTH 1/2 OF BLOCK "F" IN THE TOWN OF NUNN, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1403 Second Avenue, Nunn, CO 80605

Current Beneficiary Name: Chase Home Finance LLC

First Publication: 05/27/2010 Last Publication: 06/24/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$144,772.15

Deficiency: \$0.00

Foreclosure #: 10-0623

The Grantor: Carol L. Reynolds

Legal Description: LOT 1, WATER VALLEY SUBDIVISION FIFTH FILING, TOWN OF WINDSOR, WELD COUNTY, COLORADO

Street Address: 100 Bayside Circle, Windsor, CO 80550

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

First Publication: 06/03/2010 Last Publication: 07/01/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$185,585.47

Deficiency: \$0.00

Foreclosure #: 10-0656

The Grantor: Robert Jimenez

Legal Description: LOT 11, BLOCK 11, CASCADE PARK SOUTH, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 2406 29th Avenue, Greeley, CO 80634

Current Beneficiary Name: OneWest Bank, FSB

First Publication: 06/03/2010 Last Publication: 07/01/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$110,614.05

Deficiency: \$29,010.82

Foreclosure #: 10-0679

The Grantor: Gary Barton Frank and Carlene Joy Frank

Legal Description: LOT 21, BLOCK 5, WAL MAR THIRD SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

Street Address: 140 East Ilex Court, Milliken, CO 80543

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

First Publication: 06/10/2010 Last Publication: 07/08/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$153,757.56

Deficiency: \$0.00

Foreclosure #: 10-0680

The Grantor: Cynthia G Von Tersch

Legal Description: LOT 1A, BLOCK 1, RIVERSIDE MEADOWS SUBDIVISION SECOND FILING, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 3701 Salida Court, Evans, CO 80620

Current Beneficiary Name: Wells Fargo Bank, National Association as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., GreenPoint MTA Trust 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3

First Publication: 06/10/2010 Last Publication: 07/08/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$144,359.32

Deficiency: \$0.00

Foreclosure #: 10-0691

The Grantor: Rhonda K Witty

Legal Description: LOT 12, VISTA RIDGE FILING NO. 5, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 1932 Windemere Ln, Erie, CO 80516

Current Beneficiary Name: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

First Publication: 06/10/2010 Last Publication: 07/08/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$350,892.83

Deficiency: \$0.00

Foreclosure #: 10-0777

The Grantor: Isidro Zavala and Cristina Zavala

Legal Description: LOT 4, BLOCK 1, BUCKLEN SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 218 North 21st Avenue, Greeley, CO 80631

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE7 Mortgage Pass-Through Certificates, Series 2007-HE7

First Publication: 06/18/2010 Last Publication: 07/16/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$139,723.52

Deficiency: \$0.00

Foreclosure #: 10-0797

The Grantor: Troy L. Davis and Julie E. Davis

Legal Description: LOTS FORTY (40), FORTY-ONE (41), FORTY-TWO (42), AND FORTY-THREE (43), IN BLOCK FIVE (5), FIRST ADDITION TO THE TOWN OF AULT, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, EXCEPT AN EASEMENT IN FAVOR OF THE TOWN OF AULT AS CONVEYED BY INSTRUMENT RECORDED IN BOOK 1582, PAGE 91, WELD COUNTY RECORDS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 256 E 3rd Street, Ault, CO 80610

Current Beneficiary Name: BAC HOME LOANS SERVICING, LP FKA COUNTYWIDE HOME LOANS SERVICING LP

First Publication: 06/24/2010 Last Publication: 07/22/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$81,555.22

Deficiency: \$0.00

Foreclosure #: 10-0800

The Grantor: Robert Golba, Annelle Golba

Legal Description: Lot 8, Block 5, Summit View Subdivision, Second Filing, County of Weld, State of Colorado

Street Address: 93 Summit View Road, Severance, CO 80546

Current Beneficiary Name: Aurora Loan Services, LLC

First Publication: 06/25/2010 Last Publication: 07/23/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$175,000.00

Deficiency: \$49,304.97

Foreclosure #: 10-0805
The Grantor: Stephen C. Davis and Anne C. Davis
Legal Description: See attached Exhibit A.
Street Address: 300 W. Union Ave., LaSalle, CO 80645
Current Beneficiary Name: Bank of the West
First Publication: 06/25/2010 Last Publication: 07/23/2010
Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$413,100.00
Deficiency: \$172,465.17

Foreclosure #: 10-0806
The Grantor: Corinne Sullivan
Legal Description: See attached Exhibit A
Street Address: CO +
Current Beneficiary Name: First Western Trust Bank
First Publication: 06/25/2010 Last Publication: 07/23/2010
Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$82,550.39
Deficiency: \$0.00

Foreclosure #: 10-0807
The Grantor: Jose Mayorga Godoy and Enriqueta Quintero
Legal Description: LOT 3, BLOCK 2, WAL MAR THIRD SUBDIVISION, TOWN OF MILLIKEN, WELD COUNTY, COLORADO.
Street Address: 141 Hawthorne Ct, Milliken, CO 80543
Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee of the IndyMac Mortgage Loan Trust 2006-1, Asset-backed Certificates Series INDB 2006-1 under the Pooling and Servicing agreement dated June 1, 2006
First Publication: 06/25/2010 Last Publication: 07/23/2010
Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$126,000.00
Deficiency: \$60,772.30

Foreclosure #: 10-0808
The Grantor: Harry B Navey and Judy A Navey
Legal Description: LOT 19, BLOCK 5, EATON COMMONS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.
Street Address: 358 Hackberry Court, Eaton, CO 80615
Current Beneficiary Name: CitiMortgage, Inc.
First Publication: 06/24/2010 Last Publication: 07/22/2010
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$145,000.00
Deficiency: \$5,943.32

Foreclosure #: 10-0810

The Grantor: AMY F. KOPPMAN AND KRISTOPHER W. KOPPMAN

Legal Description: LOT 4, BLOCK 7, SILVER PEAKS FILING 2, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO.**

****THE LEGAL DESCRIPTION HAS BEEN MODIFIED BY A CORRECTIVE AFFIDAVIT RECORDED ON 03/30/10 AT RECEPTION NUMBER 3683989 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER. THE ORIGINAL LEGAL DESCRIPTION IN THE DEED OF TRUST HAD TOWN OF "LOCBUIE" IT HAS BEEN CORRECTED TO STATE TOWN OF "LOCHBUIE" BY THE SCRIVENER'S AFFIDAVIT.

Street Address: 213 FIRESTONE CIRCLE, LOCHBUIE, CO 80603

Current Beneficiary Name: HSBC MORTGAGE CORPORATION

First Publication: 06/25/2010 Last Publication: 07/23/2010

Publication Newspaper: Greeley Tribune

Lender's Bid Amount: \$247,779.54

Deficiency: \$0.00

Foreclosure #: 10-0825

The Grantor: Lidia Rodriguez and Arturo Rodriguez

Legal Description: LOT 11, BLOCK 78, REPLAT OF PORTION OF WAL MAR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 211 South Norma Avenue, Milliken, CO 80543

Current Beneficiary Name: Deutsche Bank Trust Company Americas as Trustee for RALI 2007QA1

First Publication: 06/24/2010 Last Publication: 07/22/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$80,791.07

Deficiency: \$67,050.92

Foreclosure #: 10-0826

The Grantor: Mark Norden

Legal Description: LOT 2, BLOCK 17, AMENDED PLAT THE RIDGE AT PRAIRIE VIEW, PUD, A REPLAT OF TRACT D, SEARS FARM SUBDIVISION, ALSO KNOWN AS WILLOWBROOK SUBDIVISION, A SUBDIVISION OF THE CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO.

Street Address: 4306 Penny Royal Lane, Evans, CO 80620

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

First Publication: 06/24/2010 Last Publication: 07/22/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$167,068.91

Deficiency: \$0.00

Foreclosure #: 10-0827
The Grantor: Rafael Madrid
Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION
Street Address: 3100 Blue Sky Circle #14-306, Erie, CO 80516
Current Beneficiary Name: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS
SERVICING, LP
First Publication: 06/24/2010 Last Publication: 07/22/2010
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$167,058.72
Deficiency: \$0.00

Foreclosure #: 10-0832
The Grantor: RONNIE R FISCHER AND TANYA M FISCHER
Legal Description: LOT 7, BLOCK 6, MOUNTVIEW, TOWN OF FORT LUPTON, COUNTY OF WELD,
STATE OF COLORADO.
Street Address: 2016 HICKORY ST, FORT LUPTON, CO 80621
Current Beneficiary Name: PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL
ASSOCIATION
First Publication: 06/25/2010 Last Publication: 07/23/2010
Publication Newspaper: Greeley Tribune
Lender's Bid Amount: \$153,821.84
Deficiency: \$0.00

Foreclosure #: 10-0836
The Grantor: Leonard J Babbitt II
Legal Description: LOT 67, BLOCK 3, WATER VALLEY SUBDIVISION, FILING TWO, PHASE ONE,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.
Street Address: 127 Whitney Court, Windsor, CO 80550
Current Beneficiary Name: MetLife Home Loans, a division of MetLife Bank, N.A.
First Publication: 06/24/2010 Last Publication: 07/22/2010
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$202,909.69
Deficiency: \$0.00

Foreclosure #: 10-0838
The Grantor: Michael Fucci and Ann Marie Fucci
Legal Description: LOT 37, BLOCK 2, CLOVER CREEK SUBDIVISION, CITY OF GREELEY, COUNTY
OF WELD, STATE OF COLORADO.
Street Address: 605 North 29th Avenue, Greeley, CO 80634
Current Beneficiary Name: BAC Home Loans Servicing, L.P.
First Publication: 06/24/2010 Last Publication: 07/22/2010
Publication Newspaper: Windsor Beacon
Lender's Bid Amount: \$125,000.00
Deficiency: \$8,350.50

Foreclosure #: 10-0839

The Grantor: Robert L Burke and Shanille M Burke

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Street Address: 1210 Mac Kay Court, Dacono, CO 80514

Current Beneficiary Name: EverHome Mortgage Company

First Publication: 06/24/2010 Last Publication: 07/22/2010

Publication Newspaper: Windsor Beacon

Lender's Bid Amount: \$119,069.70

Deficiency: \$32,257.07

Total: 35