

Notices of Election and Demand Filed in Weld County

From February 21, 2012 Through February 24, 2012

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: 11-0610 **Restarted**

NED Date:	02/24/2012	Reception #:	3827113		
Original Sale Date:	06/27/2012				
Deed of Trust Date:	12/06/2005	Recording Date:	12/19/2005	Reception #:	3348502
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 9, BLOCK 2, BUFFALO RIDGE ESTATES, COUNTY OF WELD, STATE OF COLORADO

Address: 4240 Falcon Dr, Ft Lupton, CO 80621

Original Note Amt:	\$222,000.00	Loan Type:	Conventional	Interest Rate:	6.375
Current Amount:	\$208,061.50	As Of:	04/20/2011	Interest Type:	Fixed

Current Lender (Beneficiary):	JPMorgan Chase Bank, National Association
Current Owner:	Gordon L Moench Jr and Sharon K Moench
Grantee (Lender On Deed of Trust):	JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust)	Gordon L Moench Jr and Sharon K Moench

Publication:	Windsor Beacon	First Publication Date:	05/04/2012
		Last Publication Date:	06/01/2012

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number:	1068.03890	Phone:	(303) 81-31177	Fax:	(303) 81-31107
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Foreclosure Number: 12-0201

NED Date:	02/21/2012	Reception #:	3825817		
Original Sale Date:	06/20/2012				
Deed of Trust Date:	08/16/2007	Recording Date:	08/23/2007	Reception #:	3499097
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 1, BLOCK 5, THIRD ADDITION TO WILSHIRE, A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

Address: 2936 West 11th Street Road, Greeley, CO 80634

Original Note Amt:	\$117,600.00	Loan Type:	CONV	Interest Rate:	7.125
Current Amount:	\$112,438.68	As Of:	02/08/2012	Interest Type:	Fixed

Current Lender (Beneficiary):	Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS11
Current Owner:	Shawn S. Perry and Heather L. Perry
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.)
Grantor (Borrower On Deed of Trust)	Shawn S. Perry and Heather L. Perry

Publication:	Windsor Beacon	First Publication Date:	04/27/2012
		Last Publication Date:	05/25/2012

Attorney for Beneficiary: Castle Stawiarski, LLC

Attorney File Number:	11-16504	Phone:	(303) 86-51400	Fax:	(303) 86-51410
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Foreclosure Number: 12-0202

NED Date: 02/21/2012 **Reception #:** 3825818
Original Sale Date: 06/20/2012
Deed of Trust Date: 04/20/2006 **Recording Date:** 05/01/2006 **Reception #:** 3383472
Re-Recording Date **Re-Recorded #:**

Legal: LOTS 13, 14 AND 15, BLOCK 4, SPENCER & SHAFER'S ADDITION TO PIERCE, COUNTY OF WELD, STATE OF COLORADO.

Address: 608 5th Street, Pierce, CO 80650

Original Note Amt: \$78,000.00 **Loan Type:** CONV **Interest Rate:** 6.875
Current Amount: \$72,623.23 **As Of:** 02/08/2012 **Interest Type:** Fixed

Current Lender (Beneficiary): JPMorgan Chase Bank, National Association
Current Owner: Frances J Martinez and Richard M Martinez
Grantee (Lender On Deed of Trust): JPMorgan Chase Bank, N. A.
Grantor (Borrower On Deed of Trust): Frances J Martinez and Richard M Martinez

Publication: Windsor Beacon **First Publication Date:** 04/27/2012
Last Publication Date: 05/25/2012

Attorney for Beneficiary: Castle Stawiarski, LLC

Attorney File Number: 12-00604 **Phone:** (303) 86-51400 **Fax:** (303) 86-51410

Foreclosure Number: 12-0203

NED Date: 02/21/2012 **Reception #:** 3825819
Original Sale Date: 06/20/2012
Deed of Trust Date: 09/15/2005 **Recording Date:** 09/19/2005 **Reception #:** 3323937
Re-Recording Date **Re-Recorded #:**

Legal: LOT 3, BLOCK 30, TOWN OF PLATTEVILLE, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF WELD, STATE OF COLORADO.

Address: 305 CHERRY AVENUE, PLATTEVILLE, CO 80651

Original Note Amt: \$107,920.00 **Loan Type:** **Interest Rate:** 7.75
Current Amount: \$101,833.13 **As Of:** 02/07/2012 **Interest Type:** Adjustable

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MERITAGE MORTGAGE LOAN TRUST 2005-3, ASSET-BACKED CERTIFICATES, SERIES 2005-3
Current Owner: CEDRIC P. PHEBUS AND AMBER M. PHEBUS
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MERITAGE MORTGAGE CORPORATION
Grantor (Borrower On Deed of Trust): CEDRIC P. PHEBUS AND AMBER M. PHEBUS

Publication: Greeley Tribune **First Publication Date:** 04/27/2012
Last Publication Date: 05/25/2012

Attorney for Beneficiary: Vaden Law Firm, LLC

Attorney File Number: 12-051-02739 **Phone:** (303) 37-72933 **Fax:** (303)377-2934

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Foreclosure Number: 12-0204

NED Date: 02/21/2012 **Reception #:** 3825820
Original Sale Date: 06/20/2012
Deed of Trust Date: 06/16/2006 **Recording Date:** 06/23/2006 **Reception #:** 3398285
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, BLOCK 3, FOX RUN 2 SUBDIVISION, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

Address: 5431 Wolf Street, Frederick, CO 80504

Original Note Amt: \$181,440.00 **Loan Type:** **Interest Rate:** 6.875
Current Amount: \$181,284.16 **As Of:** 02/07/2012 **Interest Type:** Adjustable

Current Lender (Beneficiary): Deutsche Bank National Trust Company as Trustee for GSR Mortgage Loan Trust 2007-AR2
Current Owner: Logan W Haymore and Ashley M Haymore
Grantee (Lender On Deed of Trust): PHH Mortgage
Grantor (Borrower On Deed of Trust): Logan W Haymore and Ashley M Haymore

Publication: Windsor Beacon **First Publication Date:** 04/27/2012
Last Publication Date: 05/25/2012

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 5007.05750 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

Foreclosure Number: 12-0205

NED Date: 02/21/2012 **Reception #:** 3825821
Original Sale Date: 06/20/2012
Deed of Trust Date: 10/04/2006 **Recording Date:** 11/03/2006 **Reception #:** 3432552
Re-Recording Date: **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 9703 Weld County Road 13, Longmont, CO 80504

Original Note Amt: \$433,500.00 **Loan Type:** **Interest Rate:** 7.99
Current Amount: \$440,037.62 **As Of:** 02/07/2012 **Interest Type:** Adjustable

Current Lender (Beneficiary): EMC Mortgage LLC
Current Owner: Michelle A. Jeffres and Stephen T. Jeffres
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for QUICK LOAN FUNDING
Grantor (Borrower On Deed of Trust): Michelle A. Jeffres and Stephen T. Jeffres

Publication: Windsor Beacon **First Publication Date:** 04/27/2012
Last Publication Date: 05/25/2012

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1230.00025 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

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Foreclosure Number: 12-0206

NED Date: 02/23/2012 **Reception #:** 3826583
Original Sale Date: 10/10/2012
Deed of Trust Date: 11/15/2006 **Recording Date:** 11/22/2006 **Reception #:** 3436965
Re-Recording Date: **Re-Recorded #:**

Legal: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 9265 Weld County Road 57, Keenesburg, CO 80643

Original Note Amt: \$310,000.00 **Loan Type:** Conventional **Interest Rate:** 8.125
Current Amount: \$320,905.81 **As Of:** 02/08/2012 **Interest Type:** Adjustable

Current Lender (Beneficiary): Federal National Mortgage Association
Current Owner: Michael R Clemenson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. acting solely as nominee for LEHMAN BROTHERS BANK, FSB A FEDERAL SAVINGS BANK
Grantor (Borrower On Deed of Trust): Michael R Clemenson

Publication: Windsor Beacon **First Publication Date:** 08/17/2012
Last Publication Date: 09/14/2012

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 3030.00381 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

Foreclosure Number: 12-0207

NED Date: 02/23/2012 **Reception #:** 3826584
Original Sale Date: 06/27/2012
Deed of Trust Date: 04/07/2003 **Recording Date:** 04/14/2003 **Reception #:** 3051895
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 4, CASAGRANDE ESTATES- FIRST ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF WELD, STATE OF COLORADO.

Address: 9055 Del Camino Lane, Longmont, CO 80504

Original Note Amt: \$254,000.00 **Loan Type:** Conventional **Interest Rate:** 5.375
Current Amount: \$217,514.89 **As Of:** 02/07/2012 **Interest Type:** Fixed

Current Lender (Beneficiary): BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP
Current Owner: James R Burger and Kathy Burger
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., acting solely as nominee for FIRST NATIONAL BANK OF STRASBURG
Grantor (Borrower On Deed of Trust): James R Burger and Kathy Burger

Publication: Windsor Beacon **First Publication Date:** 05/04/2012
Last Publication Date: 06/01/2012

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number: 1269.08428 **Phone:** (303) 81-31177 **Fax:** (303) 81-31107

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Foreclosure Number: 12-0208

NED Date:	02/23/2012	Reception #:	3826585		
Original Sale Date:	06/27/2012				
Deed of Trust Date:	08/11/2009	Recording Date:	08/21/2009	Reception #:	3644135
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 1, BLOCK 2, WESTWOOD VILLAGE 2ND FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Address: 501 Lakewood Ct, Windsor, CO 80550

Original Note Amt:	\$249,886.00	Loan Type:	FHA	Interest Rate:	4.875
Current Amount:	\$241,981.24	As Of:	02/08/2012	Interest Type:	Fixed

Current Lender (Beneficiary):	Wells Fargo Bank, NA
Current Owner:	Wade A. Broeder and Lisa S. Broeder
Grantee (Lender On Deed of Trust):	Wells Fargo Bank, N.A.
Grantor (Borrower On Deed of Trust)	Wade A. Broeder and Lisa S. Broeder

Publication:	Windsor Beacon	First Publication Date:	05/04/2012
		Last Publication Date:	06/01/2012

Attorney for Beneficiary: Aronowitz & Mecklenburg, LLP

Attorney File Number:	9105.03480	Phone:	(303) 81-31177	Fax:	(303) 81-31107
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Foreclosure Number: 12-0209

NED Date:	02/24/2012	Reception #:	3827108		
Original Sale Date:	06/27/2012				
Deed of Trust Date:	06/18/2007	Recording Date:	06/22/2007	Reception #:	3485337
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 8, BLOCK 3, GOVERNOR'S FARM SUBDIVISION SECOND FILING, A SUBDIVISION OF THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Address: 1106 Valley Pl, Windsor, CO 80550

Original Note Amt:	\$246,800.00	Loan Type:	CONV	Interest Rate:	8.75
Current Amount:	\$237,004.60	As Of:	02/09/2012	Interest Type:	Fixed

Current Lender (Beneficiary):	JPMorgan Chase Bank, National Association
Current Owner:	Denny R Clark
Grantee (Lender On Deed of Trust):	Chase Bank USA, N.A.
Grantor (Borrower On Deed of Trust)	Denny R Clark

Publication:	Windsor Beacon	First Publication Date:	05/04/2012
		Last Publication Date:	06/01/2012

Attorney for Beneficiary: Castle Stawiarski, LLC

Attorney File Number:	11-13119	Phone:	(303) 86-51400	Fax:	(303) 86-51410
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Foreclosure Number: 12-0210

NED Date:	02/24/2012	Reception #:	3827109		
Original Sale Date:	06/27/2012				
Deed of Trust Date:	11/14/2005	Recording Date:	11/16/2005	Reception #:	3340484
		Re-Recording Date:	11/21/2005	Re-Recorded #:	3341471

Legal: LOT 18, BLOCK 3, WILLOWBROOK SUBDIVISION, CITY OF EVANS, COUNTY OF WELD, STATE OF COLORADO

Address: 2703 Marina Street, Evans, CO 80620

Original Note Amt:	\$164,000.00	Loan Type:	CONV	Interest Rate:	2.0
Current Amount:	\$171,751.23	As Of:	01/30/2012	Interest Type:	Adjustable

Current Lender (Beneficiary):	Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., solely as Trustee for Structured Asset Mortgage Investments II Inc., GreenPoint MTA Trust 2006-AR2, Mortgage Pass-Through Certificates, Series 2006-AR2
Current Owner:	Herbert Sherman
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc.
Grantor (Borrower On Deed of Trust)	Herbert Sherman

Publication:	Windsor Beacon	First Publication Date:	05/04/2012
		Last Publication Date:	06/01/2012

Attorney for Beneficiary: Castle Stawiarski, LLC

Attorney File Number:	11-17046	Phone:	(303) 86-51400	Fax:	(303) 86-51410
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Foreclosure Number: 12-0211

NED Date:	02/24/2012	Reception #:	3827110		
Original Sale Date:	06/27/2012				
Deed of Trust Date:	03/30/2009	Recording Date:	04/03/2009	Reception #:	3614586
		Re-Recording Date	01/18/2012	Re-Recorded #:	3818475

Legal: LOT 3, BLOCK 7, IDAHO CREEK AMENDED, COUNTY OF WELD, STATE OF COLORADO.

Address: 10692 Durango Place, Longmont, CO 80504-5655

Original Note Amt:	\$145,319.00	LoanType:	FHA	Interest Rate:	6.5
Current Amount:	\$141,812.28	As Of:	02/08/2012	Interest Type:	Fixed

Current Lender (Beneficiary):	CitiMortgage, Inc.
Current Owner:	David B. Hardin and Dixie Hardin
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company
Grantor (Borrower On Deed of Trust)	David B. Hardin and Dixie Hardin

Publication:	Windsor Beacon	First Publication Date:	05/04/2012
		Last Publication Date:	06/01/2012

Attorney for Beneficiary: Castle Stawiarski, LLC

Attorney File Number:	11-17680	Phone:	(303) 86-51400	Fax:	(303) 86-51410
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Foreclosure Number: 12-0212

NED Date:	02/24/2012	Reception #:	3827111		
Original Sale Date:	06/27/2012				
Deed of Trust Date:	05/02/2008	Recording Date:	05/08/2008	Reception #:	3552815
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 12, BLOCK 2, EATON COMMONS SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO.

Address: 905 E 4th St Rd, Eaton, CO 80615

Original Note Amt:	\$182,875.00	LoanType:	CONV	Interest Rate:	6.75
Current Amount:	\$175,253.32	As Of:	02/09/2012	Interest Type:	Fixed

Current Lender (Beneficiary):	JPMorgan Chase Bank, National Association
Current Owner:	Merlyn Z Noe and Dena K Noe
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as nominee for TMBG, Inc.
Grantor (Borrower On Deed of Trust)	Merlyn Z Noe and Dena K Noe

Publication:	Windsor Beacon	First Publication Date:	05/04/2012
		Last Publication Date:	06/01/2012

Attorney for Beneficiary: Castle Stawiarski, LLC

Attorney File Number:	11-09653	Phone:	(303) 86-51400	Fax:	(303) 86-51410
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Foreclosure Number: 12-0213

NED Date:	02/24/2012	Reception #:	3827112		
Original Sale Date:	06/27/2012				
Deed of Trust Date:	06/30/2006	Recording Date:	07/17/2006	Reception #:	3403697
		Re-Recording Date		Re-Recorded #:	

Legal: LOT 12, REDSTONE HILLS ADDITION, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

Address: 506 N GREELEY AVE, JOHNSTOWN, CO 80534

Original Note Amt:	\$183,200.00	Loan Type:	Conventional	Interest Rate:	7.625
Current Amount:	\$174,647.78	As Of:	02/09/2012	Interest Type:	Fixed

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:	WAYNE T EDWARDS
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NEW EQUITY FINANCIAL CORP.
Grantor (Borrower On Deed of Trust)	WAYNE T EDWARDS

Publication:	Greeley Tribune	First Publication Date:	05/04/2012
		Last Publication Date:	06/01/2012

Attorney for Beneficiary: Vaden Law Firm, LLC

Attorney File Number:	12-051-02740	Phone:	(303) 37-72933	Fax:	(303)377-2934
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