



# Notices of Election and Demand Filed in Boulder County

From February 01, 2010 Through February 05, 2010

**Boulder 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:** 10-23690

**NED Date:** 02/01/2010

**Reception #:** 03056250

**Original Sale Date:** 06/02/2010

**Deed of Trust Date:** 03/07/2006

**Recording Date:** 03/15/2006

**Reception #:** 2762801

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 16 AND THE NORTH 1 FOOT OF LOT 17, BLOCK 1, SUNNYVALE SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 810 Hilltop Street, Longmont, CO 80501

**Original Note Amt:** \$155,320.00

**Loan Type:** Conventional

**Interest Rate:** 7.5

**Current Amount:** \$155,305.01

**As Of:** 01/25/2010

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-RFC1, Asset-Backed Pass Through Certificates

**Current Owner:** Horacio Contreras

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial Network, Inc.

**Grantor (Borrower On Deed of Trust)** Horacio Contreras

**Publication:** Times-Call

**First Publication Date:** 04/17/2010

**Last Publication Date:** 05/15/2010

**Attorney for Beneficiary:** Robert J Hopp and Associates LLC

**Attorney File Number:** 10-00339RH

**Phone:** (303)788-9600

**Fax:** (303)531-2136

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**Foreclosure Number:** 10-23695

**NED Date:** 02/01/2010

**Reception #:** 03056251

**Original Sale Date:** 06/02/2010

**Deed of Trust Date:** 10/25/2004

**Recording Date:** 12/21/2004

**Reception #:** 2652196

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 21, BLOCK 6, LAFAYETTE VILLA WEST, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 741 W Emma ST, Lafayette, CO 80026

**Original Note Amt:** \$180,000.00

**LoanType:** CONV

**Interest Rate:** 4.875

**Current Amount:** \$179,944.85

**As Of:** 01/25/2010

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK FKA THE BANK OF NEW YORK SUCCESSOR TO JPMORGAN TRUST BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES 2005-1

**Current Owner:** Lynda A. Chavez

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc.

**Grantor (Borrower On Deed of Trust)** Lynda A. Chavez

**Publication:** Times-Call

**First Publication Date:** 04/17/2010

**Last Publication Date:** 05/15/2010

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

**Attorney File Number:** 10-01772

**Phone:** (303)865-1400

**Fax:** (303)865-1410

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**Foreclosure Number:** 10-23696

**NED Date:** 02/01/2010      **Reception #:** 03056252  
**Original Sale Date:** 06/02/2010  
**Deed of Trust Date:** 10/10/2006      **Recording Date:** 10/17/2006      **Reception #:** 2812122  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** THE EAST 40 FEET OF LOTS 16 AND 17, BLOCK 2, UNIVERSITY TERRACE, CITY AND COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 955 College Ave, Boulder, CO 80302

**Original Note Amt:** \$650,000.00      **LoanType:** CONV      **Interest Rate:** 8.25  
**Current Amount:** \$650,000.00      **As Of:** 01/25/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Deutsche Bank National Trust Company, as Trustee for the GSAA Home Equity Trust 2007-2  
**Current Owner:** Kim R Pugh  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc.  
**Grantor (Borrower On Deed of Trust)** Kim R Pugh

**Publication:** Times-Call      **First Publication Date:** 04/17/2010  
**Last Publication Date:** 05/15/2010

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

**Attorney File Number:** 10-01423      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 10-23697

**NED Date:** 02/01/2010      **Reception #:** 03056253  
**Original Sale Date:** 06/02/2010  
**Deed of Trust Date:** 11/21/2007      **Recording Date:** 12/06/2007      **Reception #:** 2898589  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 57, BLOCK 1, CANYON CREEK SUBDIVISION, FILING NO. 2, COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 1821 Gordon Drive, Erie, CO 80516

**Original Note Amt:** \$260,347.00      **LoanType:** FHA      **Interest Rate:** 6.375  
**Current Amount:** \$256,331.20      **As Of:** 01/25/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Kristene Mayer  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for Acclaim Mortgage Inc.  
**Grantor (Borrower On Deed of Trust)** Kristene Mayer

**Publication:** Times-Call      **First Publication Date:** 04/17/2010  
**Last Publication Date:** 05/15/2010

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

**Attorney File Number:** 10-01696      **Phone:** (303)865-1400      **Fax:** (303)865-1410

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**Boulder 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:** 10-23698

**NED Date:** 02/01/2010      **Reception #:** 03056256  
**Original Sale Date:** 06/02/2010  
**Deed of Trust Date:** 09/25/2002      **Recording Date:** 10/01/2002      **Reception #:** 2337405  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 9, BLOCK 2, FOX CREEK FARM SUBDIVISION, FILING NO. 6, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1507 Aspenwood Lane, Longmont, CO 80501

**Original Note Amt:** \$199,517.00      **LoanType:** FHA      **Interest Rate:** 5.5  
**Current Amount:** \$176,606.18      **As Of:** 01/25/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Silvano Venegas-Antuna and Velia Montenegro and Thamara K Venegas  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for United Capital Mortgage Corporation  
**Grantor (Borrower On Deed of Trust)** Silvano Venegas-Antuna and Velia Montenegro and Thamara K Venegas

**Publication:** Times-Call      **First Publication Date:** 04/17/2010  
**Last Publication Date:** 05/15/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 10-01567      **Phone:** (303)865-1400      **Fax:** (303)865-1410

**Foreclosure Number:** 10-23699

**NED Date:** 02/02/2010      **Reception #:** 03056524  
**Original Sale Date:** 06/02/2010  
**Deed of Trust Date:** 07/26/2007      **Recording Date:** 07/30/2007      **Reception #:** 2872317  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** THE WEST 100 FEET OF LOTS 1 AND 2 AND THE WEST 100 FEET OF THE NORTH 5 FEET OF LOT 3, BLOCK 4, A. R. GOLDENS SUBDIVISION OF BLOCK 4, TOWN OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 836 Emery Street, Longmont, CO 80501

**Original Note Amt:** \$231,369.00      **LoanType:** FHA      **Interest Rate:** 6.25  
**Current Amount:** \$227,433.99      **As Of:** 01/26/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Guadalupe B Saucedo and Eulalio Saucedo  
**Grantee (Lender On Deed of Trust):** Wells Fargo Bank, N.A.  
**Grantor (Borrower On Deed of Trust)** Guadalupe B Saucedo and Eulalio Saucedo

**Publication:** Times-Call      **First Publication Date:** 04/17/2010  
**Last Publication Date:** 05/15/2010  
**Attorney for Beneficiary:** Castle, Meinhold & Stawiarski LLC  
**Attorney File Number:** 10-01864      **Phone:** (303)865-1400      **Fax:** (303)865-1410





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**Foreclosure Number:** 10-23705

**NED Date:** 02/02/2010

**Reception #:** 03056528

**Original Sale Date:** 06/02/2010

**Deed of Trust Date:** 10/22/2004

**Recording Date:** 10/26/2004

**Reception #:** 2637770

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** A PORTION OF LOT 10, BLOCK 20, CITY OF LONGMONT, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 10, 16-2/3RD FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ALONG SAID LINE 50.00 FEET; THENCE WEST 175.00 FEET; THENCE SOUTH 50.00 FEET; THENCE EAST 175.00 FEET TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 719 Baker Street, Longmont, CO 80501

**Original Note Amt:** \$156,000.00

**LoanType:** Conventional

**Interest Rate:** 5.5

**Current Amount:** \$155,997.54

**As Of:** 01/25/2010

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** Aurora Loan Services, LLC

**Current Owner:** Megan Stull

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Lehman Brothers Bank, FSB

**Grantor (Borrower On Deed of Trust)** Megan Stull

**Publication:** Times-Call

**First Publication Date:** 04/17/2010

**Last Publication Date:** 05/15/2010

**Attorney for Beneficiary:** Dale Decker LLC

**Attorney File Number:** 10-7410

**Phone:** (720)493-4600

**Fax:** (866)303-8293

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From February 01, 2010 Through February 05, 2010

**Boulder 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:** 10-23706

**NED Date:** 02/03/2010

**Reception #:** 03056742

**Original Sale Date:** 06/02/2010

**Deed of Trust Date:** 03/14/2006

**Recording Date:** 03/28/2006

**Reception #:** 2766092

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOTS 39 AND 40, BLOCK 6, REPLAT OF BLOCKS 5 AND 6, KENSINGTON PLACE ADDITION, TOGETHER WITH THAT PORTION OF THE SOUTH ONE-HALF OF THE VACATED ALLEY ADJOINING SAID LOTS, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 126 East Saint Clair Avenue, Longmont, CO 80501

**Original Note Amt:** \$156,000.00

**Loan Type:** Conventional

**Interest Rate:** 1.750

**Current Amount:** \$170,167.67

**As Of:** 01/27/2010

**Interest Type:** Adjustable

**Current Lender (Beneficiary):** The Bank of New York Mellon formerly known as The Bank of New York as successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-Through Certificates, Series 2006-AR4

**Current Owner:** Joel Angel Jimenez

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SouthStar Funding, LLC

**Grantor (Borrower On Deed of Trust)** Joel Angel Jimenez

**Publication:** Times-Call

**First Publication Date:** 03/30/2006

**Last Publication Date:** 04/27/2006

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

**Attorney File Number:** 1616.02598

**Phone:** (303)813-1177

**Fax:** (303)813-1107

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**Foreclosure Number:** 10-23707

**NED Date:** 02/03/2010      **Reception #:** 03056743  
**Original Sale Date:** 06/02/2010  
**Deed of Trust Date:** 10/27/2006      **Recording Date:** 11/13/2006      **Reception #:** 2817451  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** PLEASE SEE ATTACHED LEGAL DESCRIPTION

**Address:** 3795 Birchwood Drive, Unit 75, Boulder, CO 80304

**Original Note Amt:** \$128,330.00      **Loan Type:** Conventional      **Interest Rate:** 7  
**Current Amount:** \$125,139.43      **As Of:** 01/27/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Aurora Loan Services, LLC  
**Current Owner:** Susan Bebout  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., acting solely as nominee for BOULDER WEST FINANCIAL SERVICES, INC.  
**Grantor (Borrower On Deed of Trust):** Susan Bebout

**Publication:** Times-Call      **First Publication Date:** 04/17/2010  
**Last Publication Date:** 05/15/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 8080.28587      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 10-23708

**NED Date:** 02/03/2010      **Reception #:** 03056744  
**Original Sale Date:** 06/02/2010  
**Deed of Trust Date:** 01/15/1999      **Recording Date:** 01/22/1999      **Reception #:** 1896630  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 10, BLOCK 6, SECOND ADDITION TO MARTIN ACRES, ACCORDING TO THE PLAT OF WHICH IS RECORDED, IN PLAT BOOK 6, PAGE 41, CITY AND COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 350 South 40th Street, Boulder, CO 80303

**Original Note Amt:** \$94,850.00      **Loan Type:** Conventional      **Interest Rate:** 6.25  
**Current Amount:** \$37,551.61      **As Of:** 01/26/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** BANK OF AMERICA, N.A.  
**Current Owner:** Walter J. Breakell and Deborah A. Breakell  
**Grantee (Lender On Deed of Trust):** NATIONSBANC MORTGAGE CORPORATION  
**Grantor (Borrower On Deed of Trust):** Walter J. Breakell and Deborah A. Breakell

**Publication:** Times-Call      **First Publication Date:** 04/17/2010  
**Last Publication Date:** 05/15/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 1269.04695      **Phone:** (303)813-1177      **Fax:** (303)813-1107

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**Foreclosure Number:** 10-23709

**NED Date:** 02/05/2010      **Reception #:** 03057290  
**Original Sale Date:** 06/09/2010  
**Deed of Trust Date:** 06/22/2005      **Recording Date:** 07/01/2005      **Reception #:** 2701071  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** SEE EXHIBIT A

**Address:** 630 15th Avenue, #303, Longmont, CO 80501

**Original Note Amt:** \$116,400.00      **LoanType:** Conventional      **Interest Rate:** 7.5  
**Current Amount:** \$109,814.64      **As Of:** 01/28/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** U.S. Bank N.A.  
**Current Owner:** Twin Peaks Holdings, LLC, a Colorado limited liability company  
**Grantee (Lender On Deed of Trust):** U.S. Bank N.A.  
**Grantor (Borrower On Deed of Trust):** Twin Peaks Holdings, LLC, a Colorado limited liability company

**Publication:** Times-Call      **First Publication Date:** 04/24/2010  
**Last Publication Date:** 05/22/2010

**Attorney for Beneficiary:** Moye White LLP

**Attorney File Number:** Twin Peaks Holidngs, LLC      **Phone:** (303)292-2900      **Fax:** (303)292-4510

**Foreclosure Number:** 10-23710

**NED Date:** 02/04/2010      **Reception #:** 03057067  
**Original Sale Date:** 06/09/2010  
**Deed of Trust Date:** 10/01/2004      **Recording Date:** 10/12/2004      **Reception #:** 2634408  
**Re-Recording Date:**      **Re-Recorded #:**

**Legal:** LOT 1, BLOCK 2, HOLIDAY PARK, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 217 17th Ave, Longmont, CO 80501

**Original Note Amt:** \$114,400.00      **LoanType:** CONV      **Interest Rate:** 6.125  
**Current Amount:** \$104,657.62      **As Of:** 01/28/2010      **Interest Type:** Fixed

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A.  
**Current Owner:** Barbara A. Bollmann  
**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, an Arizona Corporation  
**Grantor (Borrower On Deed of Trust):** Barbara A. Bollmann

**Publication:** Times-Call      **First Publication Date:** 04/24/2010  
**Last Publication Date:** 05/22/2010

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

**Attorney File Number:** 10-01247      **Phone:** (303)865-1400      **Fax:** (303)865-1410

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**Foreclosure Number:** 10-23711

**NED Date:** 02/05/2010      **Reception #:** 03057291  
**Original Sale Date:** 06/09/2010  
**Deed of Trust Date:** 08/19/1999      **Recording Date:** 08/26/1999      **Reception #:** 1975493  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 9 BLOCK 2 ROCK CREEK RANCH FILING NO 19

**Address:** 2849 Quartz Way, Superior, CO 80027

**Original Note Amt:** \$387,773.00      **LoanType:** Conventional      **Interest Rate:** 7.35  
**Current Amount:** \$301,966.40      **As Of:** 01/25/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World SAving Bank, FSB  
**Current Owner:** Mark L Schifter and Lynn Diane Schifter  
**Grantee (Lender On Deed of Trust):** World Savings Bank, A Federal Savings Bank  
**Grantor (Borrower On Deed of Trust):** Mark L Schifter and Lynn Diane Schifter

**Publication:** Times-Call      **First Publication Date:** 04/24/2010  
**Last Publication Date:** 05/22/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 5600.57847      **Phone:** (303)813-1177      **Fax:** (303)813-1107

**Foreclosure Number:** 10-23712

**NED Date:** 02/05/2010      **Reception #:** 03057295  
**Original Sale Date:** 06/09/2010  
**Deed of Trust Date:** 10/27/2005      **Recording Date:** 11/02/2005      **Reception #:** 2734740  
**Re-Recording Date**      **Re-Recorded #:**

**Legal:** LOT 3, GAYNOR LAKE, 3RD FILING NC-NUPUD COUNTY OF BOULDER, STATE OF COLORADO

**Address:** 10515 Mooring Road, Longmont, CO 80504

**Original Note Amt:** \$1,227,800.00      **LoanType:** Conventional      **Interest Rate:** 4.875  
**Current Amount:** \$1,226,796.01      **As Of:** 01/29/2010      **Interest Type:** Adjustable

**Current Lender (Beneficiary):** Residential Credit Solution  
**Current Owner:** Douglas Grant and Joanna J. Grant  
**Grantee (Lender On Deed of Trust):** CitiMortgage, Inc.  
**Grantor (Borrower On Deed of Trust):** Douglas Grant and Joanna J. Grant

**Publication:** Times-Call      **First Publication Date:** 04/24/2010  
**Last Publication Date:** 05/22/2010

**Attorney for Beneficiary:** Aronowitz & Mecklenburg, LLP  
**Attorney File Number:** 1720.00047      **Phone:** (303)813-1177      **Fax:** (303)813-1107



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**Foreclosure Number:** 10-23715

**NED Date:** 02/05/2010

**Reception #:** 03057294

**Original Sale Date:** 06/09/2010

**Deed of Trust Date:** 04/20/2005

**Recording Date:** 05/03/2005

**Reception #:** 2685016

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** LOT 16, BLOCK 2, INDIAN MEADOWS SUBDIVISION, REPLAT B, COUNTY OF BOULDER, STATE OF COLORADO.

**Address:** 1725 Foster Drive, Longmont, CO 80501

**Original Note Amt:** \$200,000.00

**LoanType:** CONV

**Interest Rate:** 6

**Current Amount:** \$183,589.17

**As Of:** 01/29/2010

**Interest Type:** Fixed

**Current Lender (Beneficiary):** Chase Home Finance LLC

**Current Owner:** Scott W. Murray and Lea E. Murray

**Grantee (Lender On Deed of Trust):** Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC

**Grantor (Borrower On Deed of Trust)** Scott W. Murray and Lea E. Murray

**Publication:** Times-Call

**First Publication Date:** 04/24/2010

**Last Publication Date:** 05/22/2010

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

**Attorney File Number:** 09-30226

**Phone:** (303)865-1400

**Fax:** (303)865-1410