

District Court of Pueblo County, Colorado Court address: 501 North Elizabeth Street Pueblo, CO 81003 719-404-8700	
IN THE MATTER OF THE MOTION OF DEBRA ELENSON FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE TO SELL CERTAIN REAL ESTATE UNDER A POWER OF SALE CONTAINED WITHIN A DEED OF TRUST	▲ COURT USE ONLY ▲
Attorney for Petitioner: Howard Morrison 231 E. Vermijo Avenue Colorado Springs, CO 80903 Phone Number: 719-633-7797 FAX Number: 719-634-1579 Atty. Reg.#: 2161	Case Number: 2023CV30346 Division: 301 Courtroom
NOTICE OF HEARING	

TAKE NOTICE THAT YOU MAY BE AFFECTED BY THE FORECLOSURE OF A DEED OF TRUST ON THE PROPERTY DESCRIBED BELOW.

Debra Elenson has filed an Amended Verified Motion for Rule 120 Order Authorizing Sale ("Motion") with this Court, claiming to be the owner and holder of that certain Promissory Note dated October 6, 2020, executed by Realty Colorado, LLC in the original principal sum of \$92,504.73 (referred to herein as "Note") and also claiming to be the owner of that certain Deed of Trust to secure the Note, granted to the Public Trustee of Pueblo County, Colorado dated October 6, 2020, signed by Realty Colorado, LLC dated October 6, 2020, and recorded October 13, 2020, at Reception No. 2196247 in the records of Pueblo County, Colorado (the "Deed of Trust"). A copy of C.R.C.P. 120 is attached hereto as Exhibit A.

The Motion claims that Debra Elenson has the right to foreclose the lien of the Deed of Trust and to have the property described herein sold by said Public Trustee pursuant to statute because the covenants of the Deed of Trust have been violated. Specifically, defaults have been made under the Deed of Trust, including, but not limited to, the failure to timely make payments as required under the Deed of Trust and the Note secured thereby, and therefore, Debra Elenson has elected to accelerate the entire indebtedness.

The Motion requests an Order authorizing the Public Trustee to sell the following property located in the County of Pueblo, State of Colorado:

LOTS 5 AND 6, BLOCK 24, IRVING PLACE, SECOND FILING, Pueblo County, State of Colorado.

Also known as 1924 W. 21st Street, Pueblo, CO 81003

If you dispute the default or other facts claimed by Debra Elenson to justify this foreclosure, or if you are entitled to protection against this foreclosure under the Soldiers' and Sailors' Civil Relief Act of 1940, as amended and renamed the Servicemembers Civil Relief Act or within the meaning of the Colorado State Military Service Civil Relief Act of 2002, as amended, you must make a typewritten response to the Motion, stating under oath, the facts upon which you rely and attaching copies of all documents which support your position.


If this case is not filed in the county where your property or a substantial part of your property is located, you have the right to ask the court to move the case to that county. If you file a response and the court sets a hearing date, your request to move the case must be filed with the court at least 7 days before the date of the hearing unless the request was included in your response. There is a \$192.00 docket fee, payable to the Clerk of the District Court, which must be paid upon the filing of a response. This response must be filed with the Clerk of the Pueblo County District Court at 501 North Elizabeth Street, Pueblo, CO 81003, on or before **the date scheduled for hearing set forth below**, and a copy of the response must also be mailed or delivered on or before the same date to:

Howard Morrison, Esq.
231 East Vermijo Ave.
Colorado Springs, CO 80903

A hearing on the Amended Motion is scheduled at 8:15 a.m. on Wednesday, September 6, 2023, in Division 301 of the Pueblo County District Court at 501 North Elizabeth Street, Pueblo, CO 81003. You may attend this hearing with or without an attorney.

If you believe that the lender or servicer of this mortgage has violated the requirements for a single point of contact in section 38-3-103.1, Colorado Revised Statutes, or the prohibition on dual tracking in section 38-38-103.2, Colorado Revised Statutes, you may file a complaint with the Colorado attorney general, the federal Consumer Financial Protection Bureau, or both, at: Colorado Attorney General, 1300 Broadway, Denver, CO 80203 and Mail a complaint Consumer Financial Protection Bureau, PO Box 27170, Washington, DC 20038. The filing of a complaint will not stop the foreclosure process.

Dated this 9th day of August, 2023.


Howard Morrison, Esq., #2161

Plaintiff's Address:

Debra Elenson
276 South Parkway
Golden Beach, FL 33160

THIS COMMUNICATION CONCERNS A DEBT WHICH HOWARD MORRISON IS ATTEMPTING TO COLLECT, ANY INFORMATION WILL BE USED FOR THAT PURPOSE.

Public Trustee Sale No. 2023-0127