

DISTRICT COURT, PUEBLO COUNTY, COLORADO Court address: 501 N. Elizabeth Street Pueblo, Colorado 81003	▲ COURT USE ONLY ▲
IN THE MATTER OF THE APPLICATION OF KENNETH J. ROEHRICH FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF THE COUNTY OF PUEBLO, STATE OF COLORADO, TO SELL CERTAIN REAL PROPERTY UNDER A POWER OF SALE CONTAINED IN A DEED OF TRUST (Debtor(s): HCIC Holdings, LLC a Colorado limited liability company)	
Donald J. Banner, #3026 Banner & Bower, P.C. Attorneys for Applicant 115 E. Riverwalk, Suite 400 Pueblo, CO 81003 (719) 544-5086 (719) 544-2544 (FAX)	Case No. 2023 CV 30392 Division 301
NOTICE OF HEARING – August 23, 2023 8:15 AM	

TAKE NOTICE that you may be affected by the foreclosure of a Deed of Trust on the real property situate in Pueblo County, Colorado, described as:

Parcel 1: Lot 2 and the N ½ of the NW ¼ of Section 4, Township 22 South, Range 62 West of the 6th Principal Meridian, except that portion conveyed in Warranty Deed recorded August 14, 2003 under Reception No. 1519965; and

Parcel 2: W ½ of the SE ¼ and the NE ¼ of the SE ¼ of Section 33, Township 21 South, Range 62 West of the 6th Principal Meridian.

All of the property encumbered by the Deed of Trust is included in the foreclosure. The property is agricultural property.

Kenneth J. Roehrich has filed a Motion with this Court, claiming to be the Owner of a Promissory Note in the original principal amount of \$450,000.00 dated January 27, 2023, signed by HCIC Holdings, LLC a Colorado limited liability company and a Deed of Trust to the Public Trustee of Pueblo County, Colorado, dated January 27, 2023, signed by HCIC Holdings, LLC a Colorado limited liability company and recorded May 8, 2023 under Reception No. 2312085 of the records of Pueblo County, Colorado.

The Motion claims that Kenneth J. Roehrich has the right to foreclose the Deed of Trust because

failure to pay monthly installments of principal and interest from February 1, 2023 due on the first day of each month and failure to pay late charges.

The Motion requests a Court Order authorizing the Public Trustee to sell the real property in Pueblo County, Colorado, described as:

Parcel 1: Lot 2 and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 4, Township 22 South, Range 62 West of the 6th Principal Meridian, except that portion conveyed in Warranty Deed recorded August 14, 2003 under Reception No. 1519965; and

Parcel 2: W $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 33, Township 21 South, Range 62 West of the 6th Principal Meridian.

If you dispute the default or other facts claimed by Kenneth J. Roehrich to justify this foreclosure, or if you are entitled to protection against this foreclosure under the Servicemembers Civil Relief Act, as amended, you must make a written response to the Motion, stating under oath the facts upon which you rely and attaching copies of all documents which support your position. This response must be filed with the Clerk of this Court at the Pueblo County Judicial Building, 501 N. Elizabeth Street, Pueblo, Colorado 81003 no later than the 23rd day of August, 2023, and a copy of the Response must also be mailed or delivered by the same date to Banner & Bower, P.C., 115 E. Riverwalk, Suite 400, Pueblo, Colorado 81003.

A hearing on the Motion is scheduled for 8:15 a.m., on the 23rd day of August, 2023, in Division 301 of this Court at Pueblo County Judicial Building, 501 N. Elizabeth Street, Pueblo, Colorado 81003.

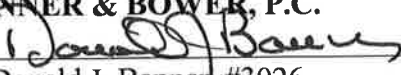
You may attend this hearing, with or without an attorney. **IF NO RESPONSE IS FILED BY THE 23rd DAY OF AUGUST, 2023, THE COURT MAY, WITHOUT ANY HEARING, AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.**

If this case is not filed in a 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.

Your request may be made as a part of your response or any other paper you file with the Court at least five days before the hearing.

DATED at Pueblo, Colorado, this 27th day of July, 2023.

BANNER & BOWER, P.C.

By 
Donald J. Banner, #3026
Attorneys for Applicant

Address of Applicant:

60 Vans Drive, Hackettstown, NJ 07850