

DISTRICT COURT Pueblo County, State of Colorado 501 N. Elizabeth St. Pueblo, CO 81003	<p style="text-align: center;">▲ COURT USE ONLY ▲</p>
IN THE MATTER OF THE APPLICATION OF EDGE CAPITAL PARTNERS, LLC, a Wyoming limited liability company, FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF PUEBLO COUNTY, COLORADO, TO SELL CERTAIN REAL ESTATE UNDER A POWER OF SALE CONTAINED IN A DEED OF TRUST GRANTED BY REALTY COLORADO, LLC, a Colorado limited liability company.	
<b>ROBINSON &amp; HENRY, P.C.</b> Edmund J. Robinson #57562 7555 E. Hampden Avenue, #600 Denver, CO 80231 Phone: (720) 457-1420 Fax: (303) 284-2942 <a href="mailto:edmund.robinson@robinsonandhenry.com">edmund.robinson@robinsonandhenry.com</a> <i>Attorneys for Applicants</i>	Case No.:  Division:                      Courtroom:
<b>NOTICE OF RESPONSE DEADLINE</b>	

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

Edge Capital Partners, LLC, a Wyoming limited liability company, (“Applicant”) has filed a motion with the above captioned District Court, claiming to be the owner and holder of a Promissory Note dated July 14, 2022, executed by Colorado Realty, LLC (“Borrower”) and payable to Applicant in the principal amount of two hundred forty thousand dollars (\$240,000.00) (the “Original Evidence of Debt”). The motion also claims that Applicant is the beneficiary of a Deed of Trust dated July 14, 2022, granted by Borrower (“Grantor”), to the Public Trustee of Pueblo County, Colorado, for the benefit of Applicant, recorded on July 19, 2022, at Reception No. 2284733 of the real property records of Pueblo County, Colorado.

The Motion claims that Petitioner is entitled to foreclose the Deed of Trust and that the indebtedness secured thereby is in default because of nonpayment, and requests a Court Order authorizing the Public Trustee to sell the following real property in Pueblo County, Colorado:

Lot 28 + SE ½ of Lot 29 Also SW 140 FT of NW ½ of Lot 29, BLK 116, South  
 Pueblo Formerly #0563-04-022 + 027  
 CITY OF PUEBLO, COUNTY OF PUEBLO,  
 STATE OF COLORADO

Also known by street and number as 121 W. Evans Ave., Pueblo, CO 81004.

The aforementioned property is more fully described in Exhibit 1 attached hereto and incorporated herein by reference.

If you dispute the default or other facts claimed by Applicant to justify this foreclosure, or if you are entitled to protection against this foreclosure under the Servicemembers Civil Relief Act, 50 U.S.C. § 3931, as amended, you are entitled to file a response to the motion, stating under oath the facts upon which you rely and attaching copies of all documents which support your position.

**IF NO RESPONSE IS FILED BY WEDNESDAY AUGUST 23, 2023, AT 8:15 A.M. THE COURT MAY WITHOUT ANY HEARING AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.**

There is a filing fee payable to the Clerk of the District Court, which must be paid upon filing a response. This response must be filed with the Clerk of the Court at:

DISTRICT COURT Pueblo County,  
State of Colorado  
501 N. Elizabeth St.  
Pueblo, CO 81003

a copy of the response shall also be mailed or delivered by the same date to:

ROBINSON & HENRY, P.C.  
Edmund J. Robinson, Esq.  
7555 E. Hampden Avenue, #600  
Denver, CO 80213

A complete copy of C.R.C.P. Rule 120 is attached hereto as Exhibit 2.

NOTE: 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 MUST BE FILED WITH THE COURT AT LEAST 7 DAYS BEFORE THE DATE OF THE HEARING UNLESS THE REQUEST WAS INCLUDED IN YOUR RESPONSE.

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

DATED this 28<sup>th</sup> day of July 2023.

**ROBINSON & HENRY, P.C.**

/s/ Edmund J. Robinson

Edmund J. Robinson, #57562

7555 E. Hampden Avenue, #600

Denver, CO 80213

Ph: (720)-457-1420

*Attorneys for Edge Capital Partners, LLC*

**Petitioner's Address:**

742 N. Pioneer Fork Rd.

Salt Lake City, Utah 84108

*Pursuant to C.R.C.P. 121, Section 1-26(7) a copy of this document with original or scanned signatures is maintained at the offices of Robinson & Henry, P.C. and will be made available for inspection by other parties or the Court upon request.*