

DISTRICT COURT, PUEBLO COUNTY, COLORADO Court Address: 501 North Elizabeth Pueblo, Colorado 81003 719-404-8700	DATE FILED: June 24, 2024
IN THE MATTER OF THE APPLICATION OF Hunsinger Family Trust u/a February 25, 2000 , for an Order authorizing the Public Trustee of the County of Pueblo, State of Colorado, to sell certain real estate under a power of sale contained in a deed of trust.	▲ COURT USE ONLY ▲
MULLANS, PIERSEL & REED, P.C. Douglas D. Piersel, #5879 1311 North Greenwood Pueblo, Colorado 81003 Phone Number: (719)543-2040 Fax Number: (719)543-6538	Case Number: 2024CV30320 Div.: Ctrm.: 301
NOTICE	

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

The Hunsinger Family Trust u/a February 25, 2000, has filed a Motion with this Court, claiming to be the owner of a Promissory Note in the original amount of \$487,800.00, dated July 9, 2019, signed by Precariously Gregarious, LLC, and a Deed of Trust securing said Note to the Public Trustee of Pueblo County, Colorado, dated August 5, 2019, and recorded August 5, 2019, at Reception No. 2147850 of the records of Pueblo County, Colorado and an Assignment of Deed of Trust dated November 26, 2019, and recorded December 11, 2019, at Reception No. 2162049 of the records of Pueblo County, Colorado.

The Motion claims that Applicant is entitled to foreclose the Deed of Trust and that the indebtedness secured thereby is in default because of nonpayment and the property was transferred or conveyed causing the sums owed to be immediately due and payable. The Motion requests a Court Order authorizing the Public Trustee to sell the following real property in Pueblo County, Colorado:

Lots 19 and 20, Block 50, South Pueblo, according to the filed plat recorded December 13, 1872, in Plat Book S at Page 51, under Reception No. 245, County of Pueblo, State of Colorado

also known as: 107 South Union Avenue, Pueblo, CO 81003, together all its appurtenances (Property)

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 of 2003, 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 Office of the Clerk of the District Court, 501 North Elizabeth, Pueblo, Colorado 81003, not later than **July 10, 2024**, and a copy of the response shall also be mailed or delivered by the same date to Mullans, Piersel & Reed, P.C., 1311 North Greenwood Street, Pueblo, Colorado 81003.

A hearing on the Motion is scheduled for 8:15 a.m. on July 10 2024, in Division 301 of the Pueblo County District Court, 501 North Elizabeth, Pueblo, Colorado. You may attend this hearing, with or without an attorney. **IF NO RESPONSE IS FILED BY July 10, 2024, THE COURT MAY, WITHOUT A HEARING AND WITHOUT FURTHER NOTICE, AUTHORIZE THE FORECLOSURE AND A PUBLIC TRUSTEE'S SALE.**

NOTE: IF THIS CASE IS NOT FILED IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED, YOU HAVE THE RIGHT TO ASK THE COURT TO MOVE THE CASE TO THAT COUNTY. YOUR REQUEST MAY BE MADE AS A PART OF YOUR RESPONSE OR ANY PAPER YOU FILE WITH THE COURT AT LEAST SEVEN DAYS BEFORE THE HEARING.

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

Dated at Pueblo, Colorado, June 24 2024.

MULLANS, PIERSEL & REED, P.C.

By: 

Douglas D. Piersel, #5879

Address of Applicant:
5407 South Lighthouse Lane
Tempe, AZ 85283