

DISTRICT COURT, PUEBLO COUNTY, COLORADO PUEBLO COUNTY JUDICIAL BLDG., 501 N. ELIZABETH ST. ROOM 116, PUEBLO, CO 81003	
In the Matter of the Motion of UNITED WHOLESale MORTGAGE, LLC. for an Order Authorizing the Public Trustee of PUEBLO County Colorado, to Sell Certain Property Under a Power of Sale Contained in a Deed of Trust.	<div style="text-align: right; color: blue;">DATE FILED February 14, 2025 5:07 PM</div> <p style="text-align: center;">▲ Court Use Only ▲</p> <p>Case No:</p> <p>Div:</p>
ORDER AUTHORIZING SALE	

No response was filed by the clerk's deadline and no hearing was held; therefore the response deadline of MARCH 12, 2025 is the hearing *scheduled* date per C.R.C.P. 120(d)(3)

THE COURT FINDS

1. That venue is proper and the Moving Party is entitled to an Order Authorizing Sale;
2. That there is a reasonable probability that a default justifying a sale has occurred due to the failure to make timely payments as required under the Deed of Trust alleged in the Verified Motion for Order Authorizing a Foreclosure Sale under C.R.C.P. 120;
3. That an Order Authorizing Sale is otherwise proper under the Servicemembers Civil Relief Act, 50 U.S.C. § 3901;
4. That the Moving Party has complied with the provisions of C.R.C.P. 120

IT IS, THEREFORE, ORDERED that the PUEBLO COUNTY PUBLIC TRUSTEE is, pursuant to the provisions of that certain deed of trust in the original amount of \$252,345.00, executed by or on behalf of Grantor(s) DAN SILAS ALEXANDER WOFFORD dated APRIL 18, 2024 and recorded April 23, 2024 at reception number 2340356 in the real property records of PUEBLO County, Colorado, authorized to sell the property described as follows:

LOT 20, BLOCK 11, HIGHLAND PARK FOURTH FILING, CITY AND COUNTY OF PUEBLO, STATE OF COLORADO.

A.P.N.: 1510128020

Purported Common Address: 1713 GARWOOD DR, PUEBLO, CO 81005

IT IS FURTHER ORDERED that a Return of such sale be made to this Court for its approval.

DATED: _____ BY THE COURT: _____
District Court Judge