

DISTRICT COURT, WELD COUNTY , COLORADO Court Address: 901 9 <sup>TH</sup> Avenue Greeley, CO 80631 Phone Number: (970) 475-2400	<p style="text-align: center; color: blue;">DATE FILED August 28, 2025 8:36 AM</p> <p style="text-align: center;"><b>▲ COURT USE ONLY ▲</b></p> <hr style="width: 20%; margin: auto;"/> <p>Case Number: 25CV30819</p> <p>Div.: 3</p> <p style="color: blue;">Response Deadline: September 19, 2025</p>
IN THE MATTER OF THE APPLICATION OF ENT CREDIT UNION FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF WELD COUNTY, STATE OF COLORADO, TO SELL CERTAIN REAL PROPERTY UNDER A POWER OF SALE CONTAINED IN A DEED OF TRUST.	
<b>Attorneys:</b> Peter M. Susemihl (#494) <b>SUSEMIHL, McDERMOTT &amp; DOWNIE, P.C.</b> 660 Southpointe Court, Suite 210 Colorado Springs, CO 80906 Phone Number: (719) 579-6500 FAX Number: (719) 579-9339 E-mail: psusemihl@smmclaw.com	
<b>NOTICE OF RESPONSE DEADLINE</b>	

COMES NOW ENT CREDIT UNION, by its attorneys, SUSEMIHL, McDERMOTT & DOWNIE, P.C., by Peter M. Susemihl, and states as follows:

1. Applicant is the owner and holder of Open-End Credit Plan dated June 16, 2022 executed By Joshual Garrison and Tiffany Costello in the amount of \$85,000.00 and secured by a deed of trust executed by Joshua Ray Garrison and Tiffany Sharisse Costello and dated June 16, 2022 and recorded in the records of Weld County under Reception Number 4837173. A copy of the Credit Plan and Deed of Trust are attached to the Motion.

2. The Deed of Trust contains a power of sale to the Public Trustee of Weld County, Colorado. Said indebtedness secured thereby is in default due to nonpayment. Applicant is entitled to foreclose the Deed of Trust and to have the real property described herein sold by Public Trustee pursuant to statute.

3. The real property to be sold is located in Weld County, Colorado, and is described as follows:

Lot 1, Block 1, Amended Plat the Ridge at Prairie View PUD, a Replat of Tract D, Sears Farm Subdivision, also known as Willowbrook Subdivision, a subdivision of the City of Evans, County of Weld, State of Colorado

**WHICH HAS THE ADDRESS OF:** 2613 Bluebells Dr., Evans, CO 80620

If you dispute the default or other facts claimed by Ent Credit Union 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, Weld County, 901 9<sup>th</sup> Avenue, Greeley, Colorado 80631, not later than September 19, 2025 and a copy of the response must also be mailed or delivered by the same date to SUSEMIHL, McDERMOTT & DOWNIE, P.C., 660 Southpointe Court, Suite 210, Colorado Springs, Colorado 80906.

If no response is filed stating grounds for opposition to the Motion within the scope of Section (d) of C.R.C.P. 120, the Court shall set the matter for a hearing at a later date. The Clerk of the court shall clear available dates with the parties and counsel, if practical, and shall give notice to counsel and any self-represented parties who have appeared in the matter in accordance with rules applicable to e-filing, and no less than 14 days prior to the new hearing date. A copy of C.R.C.P. 120 is attached to this Notice.

IF NO RESPONSE IS FILED BY September 19, 2025 AND IF THE COURT IS SATISFIED THAT VENUE IS PROPER AND APPLICANT IS ENTITLED TO AN ORDER AUTHORIZING SALE, THE COURT SHALL FORTHWITH ENTER AN ORDER AUTHORIZING SALE WITHOUT FURTHER NOTICE.

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 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.

If you believe that the lender or servicer of the mortgage has violated the requirements for a single point of contact in Section 38-38-103.1, Colorado Revised Statutes, you may file a complaint with the Colorado Attorney General (1300 Broadway, Denver, CO 80203) and or the Federal Consumer Financial Protection Bureau (1700 G Street NW, Washington D.C. 20552). The filing of a complaint will stop the foreclosure process.

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

Dated at Colorado Springs, Colorado, this \_\_\_\_ day of \_\_\_\_\_ 2025.

Ent Credit Union  
Box 15819  
Colorado Springs, CO 80935

**SUSEMIHL, McDERMOTT & DOWNIE, P. C.P.O.**

*Original signature on file with the offices of*

*Susemihl, McDermott & Downie, P.C.*

By: /s/ Peter M. Susemihl  
Peter M. Susemihl (#494)  
Attorneys for Applicant