

District Court, Pueblo County, Colorado Court Address: 501 N. Elizabeth St., Pueblo, CO 81003 Telephone: (719) 404-8700	<p style="text-align: center;">▲ COURT USE ONLY ▲</p>
<b>IN THE MATTER OF THE APPLICATION OF SAGE PARTNERS, LLC 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</b>  <b>(Debtor(s): KANDI L. ARELLANO)</b>	
Douglas J. Kwitek, #23268 Kwitek McMillan, P.C. Attorneys for Applicant 601 N. Main Street, Suite 200 Pueblo, CO 81003 719-544-5081; Fax: 719-546-3457 Email: dkwitek@yahoo.com	Case No. 2025 CV 30581  Div. No. 301
<b>NOTICE</b>	

**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 below.

The Applicant, SAGE Partners, LLC has filed a Motion with this Court, claiming to be the Owner of a Promissory Note in the original principal amount of \$215,000.00 dated July 17, 2019, signed by Kandi L. Arellano, and a Deed of Trust to the Public Trustee of Pueblo County, Colorado, dated July 17, 2019, signed by Kandi L. Arellano, and recorded July 18, 2019, under Reception No. 2145909 of the records of Pueblo County.

The Motion claims that SAGE Partners, LLC has the right to foreclose the Deed of Trust because of failure to pay principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

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

Lot 11, Block 16  
 University Park Sub 6th  
 County of Pueblo, State of Colorado

also known as: 14 Ironweed Drive, Pueblo, CO 81001

If you dispute the default or other facts claimed by SAGE Partners, LLC to justify this foreclosure, or if you are entitled to protection against this foreclosure under the Servicemembers Civil Relief Act of 2003, 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 District Court, 501 N. Elizabeth St., Pueblo, CO 81003 not later than **the 8<sup>th</sup> day of October 2025 by 8:15 a.m.**, and a copy of the response must also be mailed or delivered by the same date to Kwitek McMillan, P.C., 601 N. Main Street, Suite 200, Pueblo, CO 81003.

**IF NO RESPONSE IS FILED BY THE 8TH DAY OF OCTOBER 2025 by 8:15 A.M., 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.

Attached hereto is a copy of Colorado Rules of Civil Procedure Rule 120.

**DATED** at Pueblo, Colorado, this 4<sup>th</sup> day of September 2025.

KWITEK McMILLAN, P.C.

By   
Douglas J. Kwitek, #23268  
Attorneys for Applicant

Address of Applicant:  
5425 Nature Center Road  
Pueblo, CO 81003