DISTRICT COURT, COUNTY OF MONTEZUMA STATE OF COLORADO 865 N. Park Street Cortez, CO 81321 (970) 565-1111		DATE FILED October 1, 2025 2:30 PM	
(770) 505 1111			
IN THE MATTER OF THE APPLICATION OF MITCHELL SPRINGS, LLC, FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF THE COUNTY OF MONTEZUMA, STATE OF COLORADO, TO SELL CERTAIN REAL PROPERTY UNDER A POWER OF SALE CONTAINED IN A DEED OF TRUST. (Sanford)			
Attorneys for Applicant:		^COURT USE ONLY^	
Keenen D. Lovett, #47178 Kelly R. McCabe, #10259	Case Number:	2025CV	
Bryson C. McCabe, #50873 KELLY R. McCABE, P.C. 22 E. Main St., P.O. Box 1296	Div.:	Ctrm.:	
Cortez, CO 81321			
Telephone: (970) 565-7209			
Facsimile: (970) 565-6355			
NOTICE OF RESPONSE DEADLINE			

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

Mitchel Springs, LLC has filed a Motion with this Court, claiming to be the owner of a Promissory Note in the original amount of \$110,000.00 which is secured by Deed of Trust dated July 29, 2016, and recorded July 29, 2016, as Reception No. 606728 of the records of the Clerk and Recorder of Montezuma County, Colorado.

The Motion claims that Applicant has the right to foreclose the Deed of Trust because the maker of said Promissory Note has failed to make payment according to its terms and said Note is presently in default.

The Motion requests a court order authorizing the Public Trustee to sell the following real property in the County of Montezuma, Colorado, to-wit:

LOT B Cornett Heights Addition to the City of Cortez according to the plat titled the Amended Plat of Lots 15-18, Block 8, Cornett Heights Addition to the City of Cortez, filed for record April 12, 2000 in Plat Book 14 at Page 49 in the Office of the Clerk and Recorder.

## Also known by street and number as: 1411 Montelores Ave., Cortez, CO 81321

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 Soldiers' and Sailors' Civil Relief Act of 1940, as amended, you must make a typed 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 Montezuma County Courthouse, 865 N. Park Street, Cortez, CO 81321, no later than October 29, 2025, accompanied by a filing fee of \$192.00 and a copy of the response must also be mailed or delivered by the same date to Kelly R. McCabe, P.C., 22 East Main, Cortez, CO 81321.

A hearing on the Motion is scheduled for 8:30 a.m., on November 5, 2025, in the District Courtroom of the above-designated Court at Cortez, Colorado. You may attend this hearing with or without your attorney.

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 part of your response or any paper you file with the court at least five days before the hearing.

IF NO RESPONSE IS FILED BY October 29, 2025, THE COURT MAY, WITHOUT ANY HEARING, AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.

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

KELLY R. McCABE, P.C.

By:/s/ Keenen D. Lovett	
Keenen D. Lovett	#47178
Kelly R. McCabe	#10259
Bryson C McCabe	#50873

Attorneys for Applicant