

DISTRICT COURT, WELD COUNTY, COLORADO
901 9th Avenue
Greeley, Colorado 80631

**IN THE MATTER OF THE APPLICATION OF 2
RIVERS RANCH, LLC 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
GRANTED BY ROY D. BASINGER**

▲ COURT USE ONLY ▲

Attorney for Plaintiff:
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Case Number: [25CV31078](#)

Division [3](#) Courtroom

[Response Deadline:](#)
[November 21, 2025](#)

NOTICE OF HEARING

2 Rivers Ranch, LLC has filed a motion with this Court, claiming to be the owner of a Promissory Note in the original amount of \$115,000, dated September 18, 2015, signed by Roy D. Basinger, and a Deed of Trust to the Weld County Public Trustee, Brigitte C. Grimm, State of Colorado, dated September 18, 2015, and signed by said Roy D. Basinger, Grantor, and recorded September 25, 2015 at reception number 4145112, re-recorded on April 27, 2016 at reception number 4198824, and modified by a deed of trust agreement recorded on October 18, 2019 and recorded at reception number 4533684 in the records of Weld County, Colorado.

The Motion claims that 2 Rivers Ranch, LLC has the right to foreclose the Deed of Trust because the payments called for in the Promissory Note and Deed of Trust due and owing to the holder thereof, and/or to pay prior encumbrances, taxes and insurance, and/or performance of other covenants and terms of the deed of trust, are in default.

The Motion requests a Court Order authorizing the Public Trustee to sell the following real property in said Weld County, Colorado:

The Northeast 1/4 of the Southwest 1/4 of Section 26, Township 11 North, Range 62 West of the 6th P.M., And the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 11 North, Range 62 West of the 6th P.M. And the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 11 North, Range 62 West of the 6th P.M. And the Northwest

**1/4 of the Southwest 1/4 of Section 26, Township 11 North, Range 62
West of the 6th P.M., County of Weld, State of Colorado.**

**Purported common address: 40371 County Road 124, Grover,
Colorado 80371.**

If you dispute the default or other facts claimed by **2 RIVERS RANCH, LLC**, to justify this foreclosure under the Soldiers' and Sailors' Civil Relief Act of 1940, 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.

The response must be filed with the Clerk of Court no later than November 21, 2025 and a copy of the response must also be mailed or delivered by the same date to Lyons Gaddis, P.C. Attorneys for Applicant, P.O. Box 978, Longmont, Colorado 80502.

If you file a response, a hearing on the Motion may be scheduled at the Weld County District Court, 901 9th Avenue, P.O. Box 2038, Greeley, Colorado 80631 Courtroom/Division (Main) or as assigned by the Court in the Weld County District Court at Greeley, Colorado. You may attend this hearing with or without an attorney.

**IF NO RESPONSE IS FILED BY NOVEMBER 21, 2025, THE COURT MAY
AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT
FURTHER NOTICE.**

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 five (5) days before the hearing.

Any person who files a response may be required to pay a docket fee of \$158 at the time of the hearing.

If the copy of this Notice that you receive does not bear a case number, you may obtain the case number by contacting the Clerk of the above-named Court or the office of the undersigned attorney at the phone number indicated above.

The undersigned attorney **verifies** that the statements contained in this document are true and correct to the best of their knowledge:

Dated: October 30, 2025

LYONS GADDIS, P.C.

By: 

Brian L. Allard #54159

If this Notice does not reflect a Court Case Number on the first page of this document, you may contact the attorney's office or the District Court at the referenced phone numbers noted in this document to obtain the Court Case Number.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. LYONS GADDIS, P.C. IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.