

District Court, Pueblo County, Colorado Court Address: 501 N. Elizabeth, Pueblo, CO 81003			
IN THE MATTER OF THE APPLICATION OF Stephen Eller FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF THE COUNTY OF PUEBLO, STATE OF COLORADO, TO SELL CERTAIN REAL ESTATE UNDER A POWER OF SALE CONTAINED IN A DEED OF TRUST		DATE FILED November 6, 2025 1:56 PM	
		▲ COURT USE ONLY ▲	
Attorney or Party Without Attorney (Name and Address): Larry K. Higinbotham, Jr., Attorney at Law 803 W. 4th St., Suite H Pueblo, CO 81003		Case Number:	
Phone Number: 719-546-3800 E-mail: 323unionlaw@gmail.com Atty. Reg. #:18837		Division	Courtroom
NOTICE			

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

Stephen Eller has filed a Motion with this Court, claiming to be the owner of a Promissory Note in the original amount of \$400000.00 dated October 25, 2023, signed by Michael R. Pearson on behalf of Pearson Properties, LLC, and a Deed of Trust securing said Note to the Public Trustee of Pueblo County, Colorado, dated October 25, 2023 and recorded on October 26, 2023, at Reception No. 2326810 of the records of Pueblo County, Colorado.

The Motion claims that Applicant is entitled to foreclose the Deed of Trust and that the indebtedness secured thereby is in default because of nonpayment. The Motion requests a Court Order authorizing the Public Trustee to sell the following real property in Pueblo County, Colorado:

See Exhibit A attached

also known as: 5900 W. Hwy 96, Pueblo, CO 81005

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 Servicemembers Civil Relief Act 50 U.S.C. 501-579B, §3931 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 Office of the Clerk of the District Court, 501 N. Elizabeth St., Pueblo, CO 81003. You may attend this hearing with or without an attorney, on December 10, 2025 at 8:15 A.M. IF NO RESPONSE IS FILED BY December 9, 2025, THE COURT MAY, WITHOUT A HEARING AND WITHOUT FURTHER NOTICE, AUTHORIZE THE FORECLOSURE AND A PUBLIC TRUSTEE'S SALE.

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

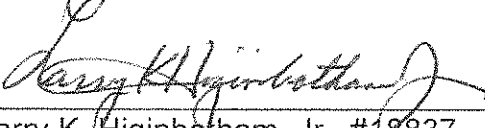
CASE MUST FILED WITH THE COURT AT LEAST SEVEN DAYS BEFORE THE DATE OF THE HEARING UNLESS THE REQUEST WAS INCLUDED IN YOUR RESPONSE.

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

A COPY OF C.R.C.P. 120 IS ATTACHED HERETO.

Dated at Pueblo, Colorado, November 6, 2025.

LARRY K. HIGINBOTHAM, JR., PC

By: 
Larry K. Higinbotham, Jr. #18837
Attorney at Law

Address of Applicant and Authorized Representative

803 W. 4th St., Suite H
Pueblo, CO 81003