

<p>DISTRICT COURT, PUEBLO COUNTY, COLORADO</p> <p>Court Address: 501 N. Elizabeth Street, Pueblo, CO 81003</p> <p>IN THE MATTER OF THE APPLICATION OF The Colorado Bank & Trust Company., 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.</p>	<p>DATE FILED February 11, 2026 4:14 PM</p> <p>▲ COURT USE ONLY ▲</p>
<p>Attorney: Ohlsen Law Office Mark A. Ohlsen, Atty. Reg. No. 22480 1050 Baxter Road Pueblo, CO 81006 Telephone: 719-544-0007</p>	<p>Case Number: 2026CV30124 Div.: <u>301</u> Ctrm.: <u>301</u></p>
<p>NOTICE</p>	

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

The Colorado Bank & Trust Company. has filed a Motion with this Court, claiming to be the owner of a Promissory Note in the original amount of \$279,923.24, dated November 2, 2021, signed by Premiere Auto Body Repair, LLC, and a Deed of Trust securing said Note to the Public Trustee of Pueblo County, Colorado, dated November 2, 2021 and recorded November 2, 2021, at Reception No. 2250826 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, failure to pay property taxes and failure to keep the property insured. The Motion requests a Court Order authorizing the Public Trustee to sell the following real property in Pueblo County, Colorado:

Parcel B of Rearrangement of Property Boundaries
Corrected No. 55, Recorded September 30, 1987, in Book 2366 at Page 425 According to the Recorded Plat Thereof

Common Address: 312 Baxter Road, Pueblo, CO 81006

Any interested person may file and serve a response 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 USC

3931, as amended, or if you dispute that the Applicant is the real party in interest, or if you claim that the status of a request for a loan modification agreement bars a foreclosure sale as a matter of law, 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 Street, Pueblo, Colorado 81003 not later than March 11, 2026 at 815 AM, **2026** and a copy of the response shall also be mailed or delivered by the same date to Ohlsen Law Office, 1050 Baxter Road, Pueblo, Colorado 81006.

IF NO RESPONSE IS FILED BY **THE RESPONSE DATE ABOVE** 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 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.

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

Dated at Pueblo, Colorado, February 9, 2026.

OHLSEN LAW OFFICE

By:

Mark A. Ohlsen, #22480

Address of Applicant:

The Colorado Bank & Trust Company
23051 US 50 EAST BUSINESS
Pueblo, CO 81006