

DISTRICT COURT, BOULDER COUNTY, COLORADO 1777 Sixth Street, Boulder, CO  
80302

FILED IN THE  
20TH JUDICIAL DISTRICT  
DATE FILED  
February 25, 2026  
2026 FEB 25 P 3:33

Petitioners: John R. Mans and David R. Mans  
Respondents: Mark Riggs and Kathleen Riggs

Case Number: 2026 CV 31 Division: 3

AMENDED NOTICE OF RESPONSE DEADLINE

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

John R. Mans and David R. Mans ("Petitioners") have filed a Motion with this Court claiming to be the holders of a Promissory Note secured by a Deed of Trust executed by Mark Riggs and Kathleen Riggs, dated May 5, 2017, and recorded May 3, 2017, at Reception No. 03590720 in the records of Boulder County, Colorado.

The Motion alleges that Petitioners have the right to foreclose the lien because of a default in payment, specifically the failure to make payments due beginning November 1, 2019. Petitioners request an Order Authorizing the Public Trustee to sell the property located at 366 Reindeer Drive, Ward, Colorado 80481.

**Legal Description:**

PARCEL A: Lots 10, 11, and 12, Santazakers, County of Boulder, State of Colorado.

PARCEL B: Easements granted in deed recorded May 11, 1982 under Reception No. 494053.

**Response Deadline**

Any interested person who disputes, within the scope of C.R.C.P. Rule 120, Petitioners' right to an Order Authorizing Sale may file a response with the Court. The response must be filed with the Clerk of this Court at 1777 Sixth Street, Boulder, Colorado 80302, no later than:

DEADLINE DATE: MARCH 20, 2026, at 4 a.m./p.m.

A copy of any response must also be served on Petitioners at the address listed below.

**Required Advisement (Rule 120)**

If this case is not otherwise resolved, and no response is filed by the deadline, the Court shall examine the Motion. If the Court is satisfied that venue is proper and that Petitioners are entitled to an Order Authorizing Sale, the Court shall dispense with a hearing and shall forthwith enter an order.

If you believe that the lender has violated the requirements for a single point of contact or the prohibition on dual tracking, you may file a complaint with the Colorado Attorney General at (800) 222-4444 or the Consumer Financial Protection Bureau at (855) 411-2372. The filing of a complaint will not stop the foreclosure process.

**Service and Contact Information**

Responses must be served on Petitioners at:

John R. Mans and David R. Mans  
516 Baker Street  
Longmont, CO 80501

Petitioners are the holders of the evidence of debt and may be contacted at the address above regarding this foreclosure.

A copy of Colorado Rule of Civil Procedure 120 is attached to this Notice.

Dated: FEB 25, 2026

Respectfully submitted,

/s/ David R. Mans  
David R. Mans, Petitioner