

DISTRICT COURT, PUEBLO COUNTY, COLORADO Court Address: 501 N. Elizabeth Street, Pueblo, CO 81003		▲ COURT USE ONLY ▲
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.		
Attorney: Ohlsen Law Office Mark A. Ohlsen, Atty. Reg. No. 22480 1050 Baxter Road Pueblo, CO 81006 Telephone: 719-544-0007		Case Number: _____ Div.: ____ Ctrm.: _____
NOTICE		

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 \$535,000.00, dated August 5, 2022 and modified by a Change in Terms Agreement dated August 8, 2023, signed by Sergio Rojas, and a Deed of Trust securing said Note to the Public Trustee of Pueblo County, Colorado, dated August 5, 2022 and recorded August 15, 2022, at Reception No. 2287808 and modified by a Modification of Deed of Trust dated August 8, 2023, and recorded August 30, 2023, at Reception No. 2322432 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:

Lot 4, Block 2, Tract 239, Pueblo West

Common Address: 1117 N. Matt Drive, Pueblo West, CO
 81007

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 8:15 a.m., July 22, 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.

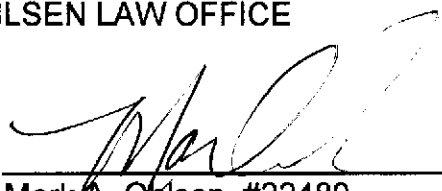
. IF NO RESPONSE IS FILED BY **THE RESPONSE DATE ABOVE** THE COURT MAY, WITHOUT A HEARING AND WITHOUT FURTHER NOTICE, AUTHORIZE THE FORECLOSURE AND A PUBLIC TRUSTEE'S SALE.

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, June, 24, 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