

DISTRICT COURT, BOULDER COUNTY, COLORADO Court Address: 1777 Sixth St, Boulder, CO 80302	
IN THE MATTER OF THE MOTION OF ROCKET MORTGAGE, LLC FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF BOULDER COUNTY, STATE OF COLORADO, TO SELL CERTAIN REAL PROPERTY UNDER A POWER OF SALE CONTAINED WITHIN A DEED OF TRUST GRANTED BY RICHARD D TJARKS	COURT USE ONLY
Attorney(s): Randall S. Miller & Associates, P.C.-CO Scott D Toebben, Atty. Reg. No. 19011 Aricyn Dall, Atty. Reg. No. 51467 216 16th Street, Suite 1210 Denver, CO 80202 Phone: 720-259-6710 Facsimile: 720-379-1375 Email: stoebben@rsmalaw.com adall@rsmalaw.com	Case No.:26CV30576 Div. 2
NOTICE OF RESPONSE DEADLINE	

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

Rocket Mortgage, LLC (“the Petitioner”) has filed a Motion with this Court as the holder of a promissory note executed by Richard D. Tjarks (“the Grantor”) dated October 14, 2005 in the original amount of \$81,000.00 (the “Evidence of Debt”), secured by a Deed of Trust executed by the Grantor dated October 14, 2005, recorded October 27, 2005 at Reception No. 2733246, in the records of the Clerk and Recorder of Boulder County, State of Colorado (the “Deed of Trust”).

The Motion asserts the Petitioner has the right to foreclose the lien of the Deed of Trust because covenants of the Deed of Trust have been violated as follows: Defaults including, but not limited to, the failure to timely make payments as required under the Deed of Trust and the Evidence of Debt secured thereby. The Petitioner therefore has elected to accelerate the entire indebtedness.

The Motion requests a Court Order authorizing the Public Trustee to sell the property situated in the County of Boulder, State of Colorado more particularly described as follows:

LOT 6, CANNON HEIGHTS NO. 2, COUNTY OF BOULDER, STATE OF COLORADO.

which is commonly known and numbered as: **711 E Chester St, Lafayette, CO 80026-2218.**

Any interested person who disputes, on grounds within the scope of the hearing provided for in C.R.C.P. 120(d), the moving party's right to an order authorizing sale may file and serve a response to the motion. The response must describe the facts the respondent relies on in objecting to the issuance of an order authorizing sale, and may include copies of documents which support the respondent's position. The response shall include contact information for the respondent including name, mailing address, telephone number, and if applicable, an e-mail address. This response must be filed with the Clerk of this Court at 1777 Sixth St, Boulder, CO 80302, on or before **August 5, 2026**, and a copy of the response must also be mailed or delivered on or before the same date to Randall S. Miller & Associates, P.C. - CO, 216 16th Street, Suite 1210, Denver, CO 80202.

IF YOU BELIEVE THAT THE LENDER OR SERVICER OF THIS MORTGAGE HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT PURSUANT TO C.R.S. § 38-38-103.1, OR THE PROHIBITION ON DUAL TRACKING PURSUANT TO C.R.S. § 38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL AT 1300 BROADWAY, 10TH FLOOR, DENVER, CO 80203, (800) 222-4444, WWW.COLORADOATTORNEYGENERAL.GOV, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU AT P.O. BOX 4503, IOWA CITY, IA, 52244, (855) 411-2372, WWW.CONSUMERFINANCE.GOV, OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

If this case is not filed in the county where your property is located 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 be filed with the court at least 7 days before the date of the hearing unless the request was included in your response.

IF NO RESPONSE IS FILED BY AUGUST 5, 2026, THE COURT MAY AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.

This Notice and the above-referenced Motion are being filed simultaneously with the mailing of the Notice. You may obtain the Court's case/civil action number by contacting our office or the Clerk of the Court.

Dated this 1st day of July, 2026.

RANDALL S. MILLER & ASSOCIATES, P.C. - CO

/s/ Scott D. Toebben

Scott D Toebben, Atty. Reg. No. 19011

Aricyn Dall, Atty. Reg. No. 51467

Address of the Petitioner:

8950 Cypress Waters Blvd.

Coppell, TX 75019

THE LAW FIRM OF RANDALL S. MILLER & ASSOCIATES, P.C.-CO MAY BE DEEMED A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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