

DISTRICT COURT, COUNTY OF BOULDER, COLORADO Court Address: 1777 Sixth Street, Boulder, CO 80302	COURT USE ONLY  <hr style="width: 20%; margin: auto;"/> Case Number: 2026CV30589
Petitioner: Rocket Mortgage, LLC  vs.  Respondents: Brandon Culter, Debra Culter	
Attorneys for Petitioner: Amanda Ferguson, #44893 Heather L. Deere, #28597 <b>Halliday, Watkins &amp; Mann, P.C.</b> 355 Union Blvd., Suite 250 Lakewood, CO 80228 Ph: 303-274-0155 Fx: 303-274-0159 E-mail: infoco@hwmlawfirm.com File No: CO26653	
<b>NOTICE OF RESPONSE DEADLINE</b>	

**IF NO RESPONSE IS FILED BY AUGUST 3, 2026, at 08:30 AM, THE COURT MAY ENTER THE ORDER AUTHORIZING THE PUBLIC TRUSTEE'S FORECLOSURE SALE WITHOUT FURTHER HEARING OR NOTICE.**

Rocket Mortgage, LLC (“Applicant”) has filed a Motion with this Court, claiming to be the holder of a Promissory Note in the original amount of \$573,750.00, dated October 9, 2019, and a Deed of Trust containing the power of sale to the Public Trustee of Boulder County, Colorado dated October 9, 2019, signed by Brandon Culter and Debra Culter and recorded October 17, 2019, at Reception No. 03743108 of the records of Boulder County, State of Colorado.

The Motion claims that Applicant has the right to foreclose the Deed of Trust because of the failure to make timely payments as required under the Evidence of Debt and Deed of Trust. The Motion requests a Court Order authorizing the Public Trustee to sell the following real property in Boulder, State of Colorado.

Lot 5, Block 1, Rock Creek Ranch Filing No. 4A, County of Boulder, State of Colorado.

Purported Common Address: 1487 S Seibert Ct, Superior, CO 80027-8024.

Any interested person who disputes, on grounds within the scope of the hearing provided for in section (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.

The Response must be filed with the Clerk of this Court at 1777 Sixth Street, Boulder, CO 80302, no later than August 3, 2026, at 08:30 AM. A copy of the Response must also be mailed or delivered by the same date to Halliday, Watkins & Mann, P.C., 355 Union Blvd., Suite 250, Lakewood, CO 80228.

If a response is filed, the court shall set the matter for hearing at a later date. The clerk shall clear available hearing dates with the parties and counsel, if practical, and shall give notice to counsel and any self-represented parties who have appeared in the matter, in accordance with the rules applicable to e-filing, no less than 14 days prior to the new hearing date.

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 be filed with the court at least 7 days before the date of the hearing unless the request was included in your response.

If you believe that a lender or servicer has violated the requirements for a single point of contact in C.R.S. § 38-38-103.1 or the prohibition on dual tracking in C.R.S. § 38-38-103.2, the borrower may file a complaint with the Colorado Attorney General's office at the Ralph L. Carr Colorado Judicial Center, 1300 Broadway, 7<sup>th</sup> floor, Denver, Colorado 80203 and the Consumer Financial Protection Bureau at P.O. Box 4503, Iowa City, Iowa 52244, or both. The filing of a complaint will not stop the foreclosure process.

July 7, 2026

By /s/ Heather L. Deere  
Heather Deere #28597

Pursuant to C.R.C.P. 121, 1-26(9), original signature on file at Halliday, Watkins & Mann, P.C. And made available for inspection upon request. A copy of C.R.C.P. 120 is attached.

Address of Applicant:  
c/o Nationstar Mortgage LLC  
8950 Cypress Waters Blvd.  
Coppell, TX 75019