

DISTRICT Court, **BOULDER** County, Colorado
1777 6th Street
P.O. Box 4249
Boulder, CO 80306-4249

IN THE MATTER OF THE APPLICATION OF **TERRIL BETANCOURT** FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE FOR **BOULDER** COUNTY, STATE OF COLORADO, TO SELL CERTAIN REAL ESTATE CONTAINED IN A DEED OF TRUST.

Attorney or Party Without Attorney:
Britney Beall-Eder, Esq. Reg. No. 34935
Frascona, Joiner, Goodman and Greenstein, P.C.
4750 Table Mesa Drive
Boulder, CO 80305-5575
Phone Number: (303) 494-3000
Fax Number: (303) 494-6309
E-mail: britney@frascona.com

COURT USE ONLY ▲

Case No: 26CV30590

Div: 3

NOTICE

TO: THE PEOPLE OF THE STATE OF COLORADO, THE GRANTOR(S) IN THE DEED OF TRUST DESCRIBED HEREIN, THE CURRENT RECORD OWNER AND THOSE PERSONS WHO APPEAR TO HAVE ACQUIRED A RECORD INTEREST IN THE REAL ESTATE THEREIN DESCRIBED, SUBSEQUENT TO THE RECORDING OF SUCH DEED OF TRUST, AND THOSE PERSONS WHO MAY BE PERSONALLY LIABLE UPON THE INDEBTEDNESS SECURED BY SUCH DEED OF TRUST, GREETING:

1. Notice is hereby given that the Applicant indicated herein has filed its Verified Motion with this Court seeking an Order of this Court authorizing a Public Trustee's Sale under a power of sale contained in that certain Deed of Trust executed by **Spencer S. Sharpe** to the Public Trustee to secure an evidence of debt, which Deed of Trust is dated **June 28, 2024**, and recorded on **July 2, 2024** in (as) **Reception No. 04052394** of the records of the Clerk and Recorder of the County of **Boulder**, State of Colorado. Said evidence of debt is in the original principal amount of **\$353,000.00**. The Applicant, **Terri L. Betancourt**, is now the current legal owner/holder of said evidence of debt.

2. Applicant has asserted in the motion that the default under said Deed of Trust is failure to make the payments of principal and interest when due as indicated therein and other payments required by said evidence of debt and/or Deed of Trust.

THE DESCRIPTION OF THE PROPERTY TO BE SOLD UNDER THE POWER OF SALE CONTAINED WITHIN THE SAID DEED OF TRUST IS AS FOLLOWS:

See Legal Description Attached Hereto and Incorporated by Reference Herein as Exhibit D

Purported street address: **76 Glendale Gulch Road, Jamestown, CO 80455**

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 at least seven days before the date of hearing unless the request was included in your response.

3. YOU HAVE THE RIGHT, as an interested person who disputes the existence of such default under the terms of said Deed of Trust and Note secured thereby, or who otherwise disputes the existence of circumstances authorizing the exercise of the power of sale contained in said Deed of Trust, or who desires to raise such other grounds for the objection to the issuance of an Order Authorizing Sale which may exist pursuant to the Servicemembers Civil Relief Act, as amended, to file a response to Applicant's Motion for Order Authorizing a Foreclosure Sale, under C.R.C.P. 120. Your response must describe the facts upon which you rely in objecting to the issuance of an order authorizing sale, and may include copies of documents which support your position. Said response must be in writing and filed with the Clerk of the District Court in and for the County of Boulder, State of Colorado, at the address set forth below, not later than the response deadline. Your response shall include contact information including name, mailing address, telephone number, and, if applicable, an e-mail address. **Any response to this motion shall be sent to Boulder County District Court, 1777 6th Street, P.O. Box 4249, Boulder, CO 80306-4249.** Your response must also be served upon the Applicant pursuant to Rule 5(b) of the Colorado Rules of Civil Procedure at the office of Frasca, Joiner, Goodman and Greenstein, P.C., 4750 Table Mesa Drive, Boulder, CO 80305, telephone (303) 494-3000, not later than the deadline set below by the Clerk for filing a response.

4. The name, mailing address and telephone number of a representative authorized to address loss mitigation requests is as follows:

**Terri L. Betancourt
c/o: Frasca, Joiner, Goodman and Geenstein
4750 Table Mesa Drive
Boulder, CO 80305
303-494-3000**

5. If a response is filed stating grounds for opposition to the motion within the scope of this Rule as provided herein; the Clerk of the above-described Court shall fix a date, and time for the hearing on said Motion, when and where the above persons in interest may appear if they so desire. The clerk shall clear available 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 no response is filed by August 4, 2026, and if the court is satisfied that venue is proper and the moving party is entitled to an Order Authorizing Sale, the Court shall forthwith enter an Order Authorizing Sale.

Following a timely response being filed, any hearing scheduled by the court clerk will be held at:

**Boulder County District Court
1777 6th Street
P.O. Box 4249
Boulder, CO 80306-4249**

LAST DAY FOR FILING RESPONSE: August 4, 2026

IF YOU BELIEVE THAT THE LENDER OR SERVICER OF THIS MORTGAGE HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1, COLORADO REVISED STATUTES, OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, COLORADO REVISED STATUTES, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU, OR BOTH, AT

Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444

<http://www.coloradoattorneygeneral.gov/>

Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372

<http://www.consumerfinance.gov/>

THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

Frascona, Joiner, Goodman and Greenstein, P.C.
Attorneys for Applicant

/s/ Britney Beall-Eder

By: Britney Beall-Eder, Esq. Reg. No. 34935
4750 Table Mesa Drive Boulder, CO 80305-5575
Telephone: (303) 494-3000 Fax: (303) 494-6309

Applicants Address:

c/o Frascona, Joiner, Goodman and Greenstein, P.C.
4750 Table Mesa Drive
Boulder, CO 80305-5575

IMPORTANT NOTICE

THE NOTICE AND MOTION IN THIS MATTER ARE BEING FILED SIMULTANEOUSLY WITH THE MAILING OF THIS NOTICE. YOU MAY OBTAIN THE COURT'S CASE/CIVIL ACTION NUMBER BY CONTACTING THE COURT OR OUR OFFICE.