

District Court, Pueblo County, Colorado Court Address: 501 N. Elizabeth, Pueblo, CO 81003	▲ COURT USE ONLY ▲
IN THE MATTER OF THE APPLICATION OF SIERRA GRANDE INVESTMENTS, LLC 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 or Party Without Attorney (Name and Address): Larry K. Higinbotham, Jr., Attorney at Law 803 W. 4th St., Suite H Pueblo, CO 81003 Phone Number: 719-546-3800 E-mail: 323unionlaw@gmail.com Atty. Reg. #:18837	Case Number: Division Courtroom
NOTICE	

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

Sierra Grande Investments, LLC, has filed a Motion with this Court, claiming to be the owner of the Promissory Note in the original amount of \$95,000.00 dated February 1, 2022 signed by Erin Pogula and a Deed of Trust securing said Note to the Public Trustee of Pueblo County, Colorado, dated February 1, 2022 and recorded on February 15, 2022, at Reception No. 2264779 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. The Motion requests a Court Order authorizing the Public Trustee to sell the following real property in Pueblo County, Colorado:

Lots 78, Unite 20
 Colorado City,
 County of Pueblo, Colorado

also known as: 2824 Dakata Place, Colorado City, CO 81019

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 U.S.C. 501-579B, §3931 as amended, 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 St., Pueblo, CO 81003. You may attend this hearing with or without an attorney, on September 16, 2026 at 8:15 A.M. IF NO RESPONSE IS FILED BY September 14, 2026, 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 OR A SUBSTANTIAL PART OF YOUR PROPERTY IS LOCATED, YOU HAVE THE RIGHT

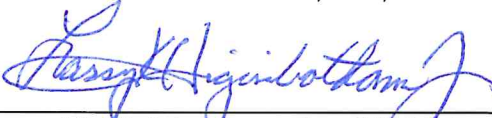
TO ASK THE COURT TO MOVE THE CASE TO THAT COUNTY. IF YOU FILE A RESPONSE AND THE COURT SETS A HEARING DATE YOUR REQUEST TO MOVE THE CASE MUST BE FILED WITH THE COURT AT LEAST SEVEN DAYS BEFORE THE DATE OF THE HEARING UNLESS THE REQUEST WAS INCLUDED IN YOUR RESPONSE.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

A COPY OF C.R.C.P. 120 IS ATTACHED HERETO.

Dated at Pueblo, Colorado, August 5,, 2026.

LARRY K. HIGINBOTHAM, JR., PC

By: 

Larry K. Higinbotham, Jr. #18837
Attorney at Law

Address of Applicant and Authorized Representative

803 W. 4th St., Suite H
Pueblo, CO 81003