

DISTRICT COURT, BOULDER COUNTY, COLORADO Court Address: 1777 6 th Street, Boulder, CO 80302 Phone: (303) 441-3750	▲ COURT USE ONLY ▲
IN THE MATTER OF THE APPLICATION OF MONTEGRA CAPITAL RESOURCES, LTD., A COLORADO CORPORATION, FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE FOR BOULDER COUNTY, STATE OF COLORADO, TO SELL CERTAIN REAL PROPERTY OWNED BY THE RIVERSIDE HOLDINGS LTD., A COLORADO LIMITED LIABILITY COMPANY, UNDER A POWER OF SALE CONTAINED WITHIN A DEED OF TRUST	
<u>Attorney for Plaintiff:</u> Laff Bennett, P.C. Emily J. Bennett, #15431 3200 Cherry Creek Drive South, Suite 200 Denver, CO 80209 Telephone: 720-484-3933 Facsimile: 303-377-4497 E-mail: ejbennett@lafflaw.com	Case Number: 2026CV30868 Division/Courtroom: 3
NOTICE OF RESPONSE DEADLINE	

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

MONTEGRA CAPITAL RESOURCES, LTD (“Moving Party”) has filed a Motion with this Court, as the holder of an evidence of debt pursuant to C.R.S. § 38-38-100.3 described below:

THE RIVERSIDE HOLDINGS LTD, a Colorado limited liability company (“Grantor”) executed a Deed of Trust, Security Agreement, Fixture Filing, Financing Statement and Assignment of Leases and Rents, to the Public Trustee of Boulder County, Colorado (“Public Trustee”), containing the power of sale, for the use and benefit of MONTEGRA CAPITAL RESOURCES, LTD (“Moving Party”), dated October 27, 2025, recorded on October 28, 2025, at Reception No. 04107430 in the real property records of Boulder County, Colorado (the “Deed of Trust”); and

WHEREAS, the Deed of Trust secures payment of a Promissory Note dated October 27, 2025, 2020, in the original principal amount of \$2,725,000.00 (the “Evidence of Debt”).

The Motion claims that the Moving Party is entitled to foreclose the lien of the Deed of Trust and to have the property described therein sold by the Public Trustee pursuant to statute because the covenants of the Deed of Trust have been violated and/or grounds for acceleration of the debt and

invocation of the power of sale exist. The facts giving rise to the default include, but are not expressly limited to, the following:

the failure to timely make payments required under the Deed of Trust and the Evidence of Debt secured thereby, and to pay the Evidence of Debt when due following acceleration and subsequent maturity.

The Motion requests an order authorizing the Public Trustee to sell the real property ("Property") located in Boulder County, Colorado, legally described as:

PARCEL A:

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30 AND IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, ALL IN TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., AND BEING A PORTION OF LOT 2, BLOCK 1, SMITH'S GROVE, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ARAPAHOE AVENUE WITH THE CENTERLINE OF BROADWAY IN THE CITY OF BOULDER, FROM WHICH THE INTERSECTION OF THE CENTERLINE OF BROADWAY WITH THE CENTERLINE OF CANYON BOULEVARD BEARS NORTH 14°56'05" WEST, 667.57 FEET; THENCE NORTH 76°09'55" EAST, 40.01 FEET ALONG THE CENTERLINE OF SAID ARAPAHOE AVENUE TO THE EASTERLY RIGHT-OF-WAY LINE EXTENDED SOUTHERLY OF SAID BROADWAY; THENCE NORTH 14°56'05" WEST, 30.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE EXTENDED SOUTHERLY OF SAID BROADWAY TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARAPAHOE AVENUE; THENCE NORTH 14°56'05" WEST, 73.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID BROADWAY TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED JUNE 13, 1930 IN BOOK 581 AT PAGE **431** OF THE RECORDS OF BOULDER COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 76°09'55" EAST, 109.70 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 581 AT PAGE **431** TO THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED OCTOBER 7, 1974 ON FILM 868 AS RECEPTION NO. 118044 OF THE RECORDS OF BOULDER COUNTY, COLORADO;

THENCE NORTH 49°30'05" WEST, 76.30 FEET ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 868 AS RECEPTION NO. 118044 AND ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED JUNE 3, 1975 ON FILM 888 AS RECEPTION NO. 139764 OF THE RECORDS OF BOULDER COUNTY, COLORADO, TO THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 888 AS RECEPTION NO. 139764; THENCE SOUTH 76°09'55" WEST, 66.40 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 888 AS RECEPTION NO. 139764 TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID BROADWAY; THENCE SOUTH 14°56'05" EAST, 62.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BROADWAY TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES DESCRIBED AS FOLLOWS:

A STRIP OF LAND 13.00 FEET IN WIDTH LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30 AND IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, ALL IN TOWNSHIP

1 NORTH, RANGE 70 WEST OF THE 6TH P.M., AND BEING A PROTION OF LOT 2, BLOCK 1, SMITH'S GROVE, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF ARAPAHOE AVENUE WITH THE CENTERLINE OF BROADWAY IN THE CITY OF BOULDER, FROM WHICH THE INTERSECTION OF THE CENTERLINE OF BROADWAY WITH THE CENTERLINE OF CANYON BOULEVARD BEARS NORTH 14°56'05" WEST, 667.57 FEET; THENCE NORTH 76°09'55" EAST, 40.01 FEET ALONG THE CENTERLINE OF SAID ARAPAHOE AVENUE TO THE EASTERLY RIGHT-OF-WAY LINE EXTENDED SOUTHERLY OF SAID BROADWAY; THENCE NORTH 14°56'05" WEST, 30.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE EXTENDED SOUTHERLY OF SAID BROADWAY TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARAPAHOE AVENUE; THENCE NORTH 14°56'05" WEST, 73.00 FEET ALONG THE EASTERLY RIGHT-OFWAY LINE OF SAID BROADWAY TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED JUNE 13, 1930 IN BOOK 581 AT PAGE **431** OF THE RECORDS OF BOULDER COUNTY, COLORADO; THENCE NORTH 76°09'55" EAST 110.00 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 581 AT PAGE **431** TO THE NORTHEAST CORNER THEREOF AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 49°30'05" EAST, 40.53 FEET ALONG THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 581 AT PAGE **431**;
THENCE SOUTH 12°17'05" EAST, 40.07 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 581 AT PAGE **431** TO THE SOUTHEAST CORNER THEREOF AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARAPAHOE AVENUE;
THENCE SOUTH 76°09'55" WEST, 13.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARAPAHOE AVENUE TO A POINT ON A LINE THAT IS 13.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM AND PARALLEL WITH THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 581 AT PAGE **431**;
THENCE NORTH 12°17'05" WEST, 36.05 FEET PARALLEL WITH THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 581 AT PAGE **431** TO A POINT ON A LINE THAT IS 13.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM AND PARALLEL WITH THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 581 AT PAGE **431**;
THENCE NORTH 49°30'05" WEST, 45.48 FEET PARALLEL WITH THE NORTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 581 AT PAGE **431**; THENCE NORTH 76°09'55" EAST, 16.00 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 581 AT PAGE **431** TO THE TRUE POINT OF BEGINNING.

Commonly known as: 1724 Broadway, Boulder, CO 80302

NOTICE is hereby given that any interested party who disputes Moving Party's right to an order authorizing sale, on grounds within the scope provided for in (a) through (d) below, must file and serve a response to Moving Party's Motion for Order Authorizing a Foreclosure Sale Under C.R.C.P. 120: (a) the existence of a default authorizing the exercise of the power of sale under the terms of the Deed of Trust described in the Motion; (b) consideration by the Court of the requirements of the Servicemembers Civil Relief Act, 50 U.S.C. § 3931, as amended; (c) whether Moving Party is the real party in interest; and (d) whether the status of any request for a loan modification agreement bars a foreclosure sale as a matter of law. 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 MUST BE IN WRITING AND BE FILED AND SERVED NOT LATER

THAN THURSDAY, OCTOBER 29, 2026 The response must be filed with the Clerk of the District Court in and for Boulder County, State of Colorado, at the address set forth on the next page, and a copy of the response must be served upon the Moving Party pursuant to Rule 5(b) of the Colorado Rules of Civil Procedure at the office of Laff Bennett, P.C., 3200 Cherry Creek Drive South, Suite 200, Denver, CO 80209, telephone (720) 484-3393, by the response deadline. The response must also include contact information for the respondent including name, mailing address, telephone number and, if applicable, an email address.

If a response is filed stating grounds for opposition to the motion within the scope of this Rule as provided for in section (d) above, the court shall set the matter for hearing at a later date. 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.

THE DEADLINE TO FILE A RESPONSE IS THURSDAY, OCTOBER 29, 2026 THERE MAY BE A FILING FEE SHOULD THE RESPONDENT FILE A RESPONSE. IF NO RESPONSE IS FILED BY THURSDAY, OCTOBER 29, 2026, AND IF THE COURT IS SATISFIED THAT VENUE IS PROPER AND THE MOVING PARTY IS ENTITLED TO AN ORDER AUTHORIZING SALE, THE COURT MAY, WITHOUT ANY HEARING, AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.

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 (7) days before the date of the hearing unless the request to move the case was included in your response.

Be advised that the Clerk of this Court has set the response deadline set forth below when and where any interested person may file a response if they so desire, with or without an attorney:

Response Deadline:

Thursday, October 29, 2026

Court Address:

**District Court Boulder County
1777 Sixth Street
Boulder, CO 80302**

Following a timely response being filed, any hearing scheduled by the court clerk will be held in the Division of the Boulder County District Court listed on the first page of this Notice, at 1777 Sixth Street, Boulder, CO 80302. You may attend any hearing with or without an attorney. A copy of C.R.C.P. 120 has been included with this Notice.

DATED: September 24, 2026

LAFF BENNETT, P.C.



Emily J. Bennett, Attorney #15431
3200 Cherry Creek Drive South, Suite 200
Denver, CO 80209
Telephone: 720-484-3933; Fax: 303-377-4497
Attorneys for Moving Party

Address of Moving Party's Attorney:
c/o Laff Bennett, P.C.
3200 Cherry Creek South Dr., Suite 200
Denver, CO 80209

Moving Party's Address:
Montegra Capital Resources, LLC
3200 Cherry Creek South Dr., Suite 200
Denver, CO 80209

The notice and motion may be filed contemporaneously with the service of this notice. You may obtain the court's case/civil action number by contacting the court or our office.

IMPORTANT NOTICE

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION MAY BE USED FOR THAT PURPOSE. IF YOU RECEIVED A BANKRUPTCY DISCHARGE WHICH INCLUDED THIS DEBT, THIS NOTICE IS NOT INTENDED AND DOES NOT CONSTITUTE AN ATTEMPT TO COLLECT A DEBT AGAINST YOU PERSONALLY; APPLICABLE LAW REQUIRES THAT WE PROVIDE YOU THIS NOTICE AND THE DISCLOSURES HEREIN. FURTHERMORE, OUR CLIENT HAS RIGHTS TO REALIZE ON THE COLLATERAL SECURING THE LOAN DESPITE A DISCHARGE IN BANKRUPTCY.

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

Colorado Attorney General 1300 Broadway
10th Floor, Denver, CO 80203
(800) 222-4444
www.coloradoattorneygeneral.gov

Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, IA 52244
(855) 411-2372
www.consumerfinance.gov

A copy of C.R.C.P. 120 is attached to this Notice.