

DISTRICT COURT, PUEBLO COUNTY, COLORADO Court Address: 215 W 10th Street, Room 104, Pueblo, CO 81003	DATE FILED October 19, 2026 12:43 PM
IN THE MATTER OF THE MOTION OF SPECIALIZED LOAN SERVICING LLC, FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, STATE OF COLORADO, TO SELL CERTAIN REAL ESTATE PURSUANT TO A POWER OF SALE CONTAINED IN A DEED OF TRUST.	
Attorney for: <i>TH MSR Holdings LLC</i> Brian G. Sayer, Atty. No. 60232 Dustin N. Harvey, Atty. No. 59602 The Sayer Law Group, P.C. 925 E. 4 th St. Waterloo, IA 50703 Phone Number:(319) 234-2530 FAX Number: (319) 232-6341 E-mail: generalupdates@sayerlaw.com	Case Number: 2026CV030255 Div.: Ctrm:
AMENDED NOTICE	

APPLICANT, TH MSR Holdings LLC, by and through its counsel, The Sayer Law Group, P.C., for its Notice, asserts as follows:

YOU HAVE THE RIGHT TO FILE A RESPONSE TO THE VERIFIED MOTION FOR ORDER AUTHORIZING A FORECLOSURE SALE UNDER C.R.C.P. 120 ON OR BEFORE WEDNESDAY, NOVEMBER 18, 2026 pursuant to Colo. R. Civ. P. 120(c) with the District Court Clerk of the Pueblo County District Court located at 215 W 10th Street, Room 104, Pueblo, CO 81003, and to pay the required non-refundable fee.

1. On May 11, 2022, Kevin A. Salazar executed a promissory note (“Note”) in the amount of \$344,000.00 for the benefit of Advantage Home Mortgage LLC, Kevin A. Salazar are liable under the terms of the Note.
2. On May 11, 2022, Kevin A. Salazar, A Single Man, As Sole Owner executed a deed of trust (“Deed of Trust”) for the benefit of Advantage Home Mortgage LLC, to secure the indebtedness under the Note by encumbering certain real property legally described as:

LOT 24, BLOCK 9, TRACT 338, PUEBLO WEST,

COUNTY OF PUEBLO, STATE OF COLORADO.

The Deed of Trust was duly recorded on May 13, 2022, at reception number 2276974, in the official records of Pueblo County, State of Colorado.

3. Subsequent to the execution of the Note and Deed of Trust, Kevin A. Salazar defaulted under the terms of the same by failing to make the required monthly payments.

4. Movant is entitled to and does seek the sale of the Property as described above.

5. Any interested person who disputes the grounds within the scope of the hearing provided in Rule 120(d) of the Colorado Rules of Civil Procedure, may file a response, setting for the facts upon which he or she relies and attaching copies of all documents which support his or her position. Colo. R. Civ. P. 120(c).

6. Pursuant to Rule 5 of the Colorado Rules of Civil Procedure, if you file a response, you must serve a copy of the response on counsel for TH MSR Holdings LLC at the address listed in paragraph 12. Colo. R. Civ. P. 5.

7. “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.” See, Colo. R. Civ. P. 120(c).

8. Unless the court shall order otherwise, any person filing a response to the motion shall pay, at the time of filing such response, a non-refundable docket fee in the amount specified by law for a defendant or respondent in a civil action under section 13-32-101(1)(2), Colo. Rev. Stat. Colo. R. Civ. P. 120(h).

9. Pursuant to Colo. R. Civ. P. 120(e), if no response has been filed with the court on or before the deadline, the court shall examine the motion, and if satisfied venue is proper and the moving party is entitled to an order authorizing sale upon the facts stated therein, the court shall dispense with the hearing and forthwith enter an order authorizing sale. Colo. R. Civ. P. 120(e).

10. If you are interested in loss mitigation, please contact TH MSR Holdings LLC, , , .

11. Movant's return address is: TH MSR Holdings LLC, c/o The Sayer Law Group, P.C., 925 E. 4th St., Waterloo, IA 50703.

12. PLEASE BE ADVISED THAT PURSUANT TO COLO. REV. STAT. § 6-1-1107, WHICH IS KNOWN AS THE COLORADO FORECLOSURE PROTECTION ACT, IT IS ILLEGAL FOR ANY PERSON ACTING AS A FORECLOSURE CONSULTANT TO CHARGE AN UP-FRONT

FEE OR DEPOSIT TO THE BORROWER FOR SERVICES RELATED TO THE FORECLOSURE. *See*, Colo. Rev. Stat. § 6-1-1101 *et. seq.*

13. EFFECTIVE JANUARY 1, 2015: IF YOU BELIEVE THAT THE LENDER OR SERVICER OF THIS MORTGAGE HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN COLO. REV. STAT. § 38-38-103.1, COLORADO REVISED STATUTES, OR THE PROHIBITION ON DUAL TRACKING IN SECTION 3838-103.2 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
Ralph L. Carr Colorado Judicial Center
1300 Broadway, 10th Floor
Denver, Colorado 80203
www.coloradoattorneygeneral.gov

Consumer Financial Protection Bureau
PO Box 4503
Iowa City, IA 52244
Fax: 855-237-2392
Online: <http://www.consumerfinance.gov/complaint/>

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

Dated: 9/30/2026

Respectfully submitted,

/s/ Dustin N. Harvey
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