DISTRICT COURT, BOULDER COUNTY, COLORADO Court Address: Boulder County Combined Courts, 1777 6th Street, Boulder, CO 80302 IN THE MATTER OF THE APPLICATION OF PNC BANK, N.A., AS SUCCESSOR BY MERGER TO FIRSTBANK, FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF THE COUNTY OF BOULDER, STATE OF COLORADO, TO SELL CERTAIN REAL PROPERTY UNDER A POWER OF SALE CONTAINED IN A DEED OF TRUST	▲ COURT USE ONLY ▲ Case Number: 26CV31088 Courtroom/Division: 3
Attorney: Trevor G. Bartel, Reg. No. 40449 Frances Scioscia Staadt, Reg. No. 51368 Name: Womble Bond Dickinson (US) LLP Address: 1601 19th Street, Suite 1000 Denver, CO 80202-5839 Phone Number: (303) 623-9000 Fax Number: (303) 623-9222 E-Mail: Trevor.bartel@wbd-us.com Frances.staadt@wbd-us.com	

NOTICE OF RESPONSIVE DEADLINE

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

PNC Bank, National Association as successor by merger to FirstBank ("Applicant") has filed a Motion with this Court claiming to be the owner and holder of:

1. The Adjustable Rate Note made by Zhe Chang, dated January 16, 2018, in the original principal sum of $1,130,500.00 ("Note"); and

2. The Deed of Trust executed by Zhe Chang and Jing Xie on January 16, 2018, and recorded on January 26, 2018, at Reception No. 03637934, in the real property records of Boulder County, Colorado (the "Deed of Trust"). On July 30, 2026, at Reception No. 04141976, the Deed of Trust was assigned to PNC who is the successor by merger to FirstBank.

The Verified Motion claims that Applicant has the right to foreclose the Deed of Trust because the terms of the said Note and Deed of Trust have been violated. The violation consists of the failure to pay principal and interest when due together with all other payments provided for by the Deed of Trust and related loan documents, and other violations of the Note and Deed of Trust.

The Verified Motion requests a Court Order authorizing the Public Trustee to sell the following real property in the County of Boulder, Colorado:

> LOT 6, BLOCK 5, VALHALLA SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

Commonly known as 4876 Valkyrie Drive, Boulder, Colorado 80301.

Any interested person who disputes, on grounds within the scope of the hearing provided for in Section (d) of C.R.C.P. 120, the Applicant's right to an Order Authorizing Sale may file and serve a response to the Verified Motion, as provided in Section (c) of C.R.C.P. 120. 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. A copy of C.R.C.P. 120 is attached to this Notice as **Exhibit 1**.

The response shall be filed with the Clerk of the Court, Boulder County District Court, and served on Trevor G. Bartel, Esq., and Frances Scioscia Staadt c/o Womble Bond Dickinson (US) LLP, 1601 19th Street, Suite 1000, Denver, CO 80202, not later than **Friday, December 18, 2026, at 9:00 a.m.** The response shall include contact information for the respondent including name, mailing address, telephone number, and if applicable, e-mail address. Service of the response on Applicant shall be made in accordance with C.R.C.P. 5(b).

If a response is filed stating grounds for opposition to the Motion within the scope of Section (d) of C.R.C.P. 120, the Court shall set the matter for a hearing at a later date. The Clerk of the Court 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 rules applicable to e-filing, and no less than 14 days prior to the new hearing date.

IF NO RESPONSE IS FILED BY FRIDAY, DECEMBER 18, 2026, AT 9:00 A.M., AND IF THE COURT IS SATISFIED THAT VENUE IS PROPER AND APPLICANT IS ENTITLED TO AN ORDER AUTHORIZING SALE, THE COURT SHALL FORTHWITH ENTER AN ORDER AUTHORIZING 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 hearing unless the request was included in your response.

IF YOU BELIEVE THAT THE LENDER OR SERVICER OF THIS MORTGAGE HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN § 38-38-103.1, COLORADO REVISED STATUTES, OR THE PROHIBITION ON DUAL TRACKING IN § 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, TENTH FLOOR, DENVER, COLORADO 80203, (800) 222-4444, www.coag.gov, AND FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU, P.O. BOX 4503, IOWA CITY, IOWA 52244, 855-411-2372, www.consumerfinance.gov. THE FILING OF THE COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. IF YOU ARE IN BANKRUPTCY OR THIS DEBT HAS BEEN DISCHARGED IN BANKRUPTCY, THE COLLECTION DESCRIBED IN THIS NOTICE SHALL BE AGAINST THE REAL PROPERTY THAT SECURES THE DEBT AND NOT AGAINST YOU PERSONALLY.

Respectfully submitted this 24th day of November, 2026.

WOMBLE BOND DICKINSON (US) LLP



Trevor G. Bartel, Reg. No. 40449
Frances Scioscia Staadt, Reg. No. 51368
Attorneys for Applicant

Address of Applicant:
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Our file No. 307913.00083