DISTRICT COURT, WELD COUNTY, COLORADO Court Address: 901 9th Ave, P.O. Box 2038 (80632) Greeley, CO 80631 Phone: 970-475-2400	
IN THE MATTER OF THE MOTION OF VILLAGE CAPITAL & INVESTMENT LLC FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE TO SELL CERTAIN REAL ESTATE UNDER A POWER OF SALE CONTAINED WITHIN A DEED OF TRUST	**▲COURT USE ONLY▲**
Attorneys for Petitioner: Jennifer C. Rogers, #34682 Kate M. Leason, #41025 IDEA Law Group, LLC 4530 S. Eastern Ave. Ste. 10 Las Vegas, NV 89119 Phone: 877-353-2146 Email: jrogers@idealawgroupllc.com kleason@idealawgroupllc.com	Case Number: 2026CV31295 Division: 3 Response Deadline 12/9/2026
NOTICE OF DEADLINE TO RESPOND TO VERIFIED MOTION FOR ORDER AUTHORIZING A FORECLOSURE SALE UNDER C.R.C.P. 120	

1. PLEASE TAKE NOTICE THAT THE PETITIONER HAS FILED PETITIONER'S VERIFIED MOTION FOR ORDER AUTHORIZING A FORECLOSURE SALE UNDER C.R.C.P. 120 PERTAINING TO THE PROPERTY DESCRIBED BELOW.

2. THE DEADLINE FOR FILING A RESPONSE TO THE MOTION IS: **DECEMBER 9, 2026.**

RESPONSES MUST BE FILED WITH THE COURT LOCATED AT:

District Court of Weld County
901 9th Ave, P.O. Box 2038 (80632)
Greeley, CO 80631

AND SERVED UPON PETITIONER AT:

IDEA Law Group, LLC
4530 S. Eastern Ave. Ste. 10
Las Vegas, NV 89119

3. IF NO RESPONSE IS FILED BY DECEMBER 9, 2026, THE COURT MAY WITHOUT ANY HEARING AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.

4. Tyler D Toner and Diane Toner, Grantors by Deed of Trust dated October 31, 2024, recorded November 25, 2024 under Recording No. 4996391 in the records of the County of Weld, Colorado, to secure to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Village Capital & Investment LLC, its successors and assigns the payment of a Promissory Note of even date therewith for the principal sum of $418,957.00 and as provided in said Deed of Trust, conveyed to the Weld County Public Trustee, on the terms set forth in said Note and Deed of Trust, the following described real property ("Property") situate in said County to-wit:

LOT 15, BLOCK 3, ASHCROFT HEIGHTS FIRST FILING, COUNTY OF WELD, STATE OF COLORADO.

WHICH HAS THE ADDRESS OF 3207 39th Ave, Evans, CO 80620

5. NOTICE is hereby given that VILLAGE CAPITAL & INVESTMENT LLC, Petitioner herein, has filed its Motion with this Court seeking an Order of this Court authorizing a Public Trustee's sale under the power of sale contained in said Deed of Trust on the grounds that the indebtedness secured by said Deed of Trust is in default in that among other events of default the current Mortgagor has failed to pay monthly installments of principal, interest, and if applicable, taxes and insurance together with applicable late charges as provided in the subject Deed of Trust and Note.

6. NOTICE is also given that any interested party 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 including whether the Petitioner is the real party in interest, whether the status of any request for a loan modification agreement bars a foreclosure sale, and any other circumstances which may exist pursuant to the Servicemembers Civil Relief Act, as amended, has the right to file a response to Petitioner's Motion for Order Authorizing Sale, verified by the

oath of such person, setting forth the facts upon which he relies and attaching copies of all documents which support his position. Said response must be in writing and filed with the Clerk of the District Court in and for the County of Weld, State of Colorado, at the address set forth below, and shall be served upon the Petitioner pursuant to Rule 5(b) of the Colorado Rules of Civil Procedure at the office of IDEA Law Group, LLC 4530 S. Eastern Ave., Ste. 10 Las Vegas, NV 89119, not less than seven (7) days prior to the date set for hearing on Petitioner's Motion for Order Authorizing Sale.

7. If you believe that the lender or servicer has violated the requirements for a single point of contact in section 38-38-103.1 or the prohibition on dual tracking in section 38-38-103.2, you may file a complaint with the Colorado Attorney General, the CFPB, or both, but the filing of a complaint will not stop the foreclosure process.

The Colorado Attorney General may be contacted at:
Office of the Colorado Attorney General
Ralph L. Carr Colorado Judicial Center
1300 Broadway, 10th Floor
Denver, CO 80203
Phone: (720) 508-6000; Email: attorney.general@state.co.us

The CFPB may be contacted at:
Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, IA 52244
Phone: (855) 411-2372; Fax: (855) 237-2392

8. If this case is not filed in the county where your property is located 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 was included in your response.

DATED: November 3, 2026

Attorney for VILLAGE CAPITAL & INVESTMENT LLC

/s/Kate M. Leason
Kate M. Leason #41025

Toner / 48283578

Address of Petitioner:
2460 Paseo Verde Parkway, Ste 110
Henderson, NV 89074

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.