

<p>DISTRICT COURT MONTEZUMA COUNTY, COLORADO</p> <p>Court Address: 109 West Main, Room 210 Cortez CO 81321</p>	<p style="text-align: center;">▲ COURT USE ONLY ▲</p>
<p>Plaintiff:</p> <p>CIT SMALL BUSINESS LENDING CORPORATION, a Delaware corporation</p> <p>vs.</p> <p>Defendants:</p> <p>K & S TRAINOR, LLC, a Colorado limited liability company</p>	
<p><i>ATTORNEYS FOR PLAINTIFF:</i> Brian A. Magoon, No. 9072 Timothy M. Shea, No. 34100 Michael W. Davis, No. 40125 Robinson Waters & O'Dorisio, P.C. 1099 - 18th Street, Suite 2600 Denver, CO 80202 Phone Number: 303-297-2600 FAX Number: 303-297-2750 E-mail: bmagoon@rwolaw.com tshea@rwolaw.com mdavis@rwolaw.com</p>	<p>Case Number:</p> <p>Div:</p>
<p>NOTICE</p>	

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

CIT Small Business Lending Corporation, a Delaware corporation ("Plaintiff") has filed a Verified Motion with this Court (the "Motion"), claiming to be the owner and holder of an executed promissory note by Heidi A. Trainor, C.P.A., P.C. ("Borrower") dated November 14, 2008, in the original principal amount of \$379,000.00 (the "Evidence of Debt"). The Evidence of Debt is secured by a deed of trust executed by K & S Trainor, LLC ("Defendant") on November 14, 2008, and recorded November 24, 2008 at Reception No. 560174 in the records of the Clerk and Recorder for Montezuma County, Colorado (the "Deed of Trust"). Defendant further executed an Unconditional Limited Guaranty on November 14, 2008 in favor of Plaintiff guarantying Borrower's payment of amounts due and owing under the Evidence of Debt.

The Motion claims that Plaintiff has the right to foreclose the lien of the Deed of Trust because the covenants of the Deed of Trust have been violated as follows: **Failure of Borrower and Defendant (as guarantor) to timely pay amounts due under the Evidence of Debt, as secured by the Deed of Trust.**

The Motion requests a Court Order authorizing the Public Trustee to sell the property situate in Montezuma County, State of Colorado, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

The Real Property or its address is commonly known as: 126 North Sligo Street, Cortez, CO 81321, now known as 106 North Sligo Street, Cortez, CO 81321.

If you dispute the default or other facts claimed by Plaintiff to justify this foreclosure, or if you are entitled to protection against the foreclosure under the Servicemembers Civil Relief Act of 2003, as amended, you must make a typewritten 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 address of: 109 West Main, Room 210, Cortez CO 81321, on or before Tuesday, November 5, 2013, and a copy of the response must also be mailed or delivered on or before the same date to Plaintiff's attorneys at: Robinson Waters & O'Dorisio, P.C., 1099 - 18th Street, Suite 2600, Denver, Colorado 80202, Attention: Michael W. Davis.

If this case is not filed in the county where your property is located, you have the right to ask the Court to move the case to that county. Your request may be made as a part of your response or any paper you file with the Court at least 7 days before the hearing.

A hearing on the Motion is scheduled for 8:30 A.M. on Tuesday, November 12, 2013, at this Court located at 109 West Main, Room 210, Cortez CO 81321. You may attend this hearing with or without an attorney.

IF NO RESPONSE IS FILED BY TUESDAY, NOVEMBER 5, 2013, THE COURT MAY CANCEL THE HEARING AND AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.

Any person who files a response may be required to pay a docket fee of \$158.00 at the time of the filing.

DATED this 17th day of October, 2013.

ROBINSON WATERS & O'DORISIO, P.C.

By: /s/ Michael W. Davis
Original signature on file at attorneys' office
Brian A. Magoon, No. 9072
Timothy M. Shea, No. 34100
Michael W. Davis, No. 40125
1099 -18th Street, Suite 2600
Denver, Colorado 80202
Telephone: 303.297.2600
Facsimile: 303.297.2750
Attorneys for Plaintiff

Address of Plaintiff:
1 CIT Drive
Livingston, NJ 07039

THIS COMMUNICATION CONCERNS A DEBT WHICH ROBINSON WATERS & O'DORISIO, P.C. IS ATTEMPTING TO COLLECT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IMPORTANT NOTICE

THIS NOTICE AND THE MOTION REFERENCED IN THIS NOTICE 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.

EXHIBIT A

Legal Description

The S1/2 of Lot 15 and all of Lot 16, Block 5, Henry Addition to the City of Cortez, according to the Plat thereof filed for record April 29, 1957 in Book 7 at Page 36.

County of Montezuma,

State of Colorado