

DISTRICT COURT, COUNTY OF BOULDER, COLORADO
Court Address: 1777 Sixth Street
Boulder, CO 80306

IN THE MATTER OF THE APPLICATION OF THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B, ITS SUCCESSORS AND ASSIGNS, 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

Attorneys for Applicant:
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▲ COURT USE ONLY ▲

Case Number: 17CV30643
Division 5

NOTICE OF HEARING 7/26/2017

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

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B ("Applicant") has filed a Motion with this Court, claiming to be the holder of a Promissory Note in the original amount of \$195,458.40, dated 1/4/2007, and a Deed of Trust containing the power of sale to the Public Trustee of Boulder County, Colorado dated 1/4/2007, signed by HEIDI J. HINKLE AND JAMES DUNN and recorded 1/29/2007, at Reception No. 2832727** of the records of the Clerk and Recorder of Boulder County, Colorado.

The Motion claims that Applicant has the right to foreclose the Deed of Trust because of the **failure to pay monthly installments due Note Holder**. The Motion requests a Court Order authorizing the Public Trustee to sell the following real property in Boulder County, Colorado:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

****THIS LOAN HAS BEEN MODIFIED THROUGH A HOME AFFORDABLE MODIFICATION EFFECTIVE DATE JUNE 1, 2016.**

(also known as: 107 SANDLER DRIVE , LAFAYETTE, CO 80026).

If you dispute the default or other facts claimed by Applicant to justify this foreclosure, or if you are entitled to protection against this foreclosure under the Servicemembers Civil Relief Act, as amended, you must make a 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 1777 Sixth Street, Boulder, CO 80306, no later than **7/19/2017**. A copy of the Response must also be mailed or delivered by the same date to Holly Ryan, #32647, Medved Dale Decker & Deere, LLC, 355 Union Blvd., Suite 250, Lakewood, Colorado 80228.

A Hearing on the Motion is scheduled for 8:30 AM, on **7/26/2017, in the Boulder County District Court located at 1777 Sixth Street, Boulder, CO 80306**. You may attend this Hearing with or without your attorney.

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 SEVEN DAYS BEFORE THE HEARING.

IF YOU BELIEVE THAT A LENDER OR SERVICER 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, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL'S OFFICE AT THE RALPH L. CARR COLORADO JUDICIAL CENTER, 1300 BROADWAY, 10TH FLOOR, DENVER, COLORADO 80203 AND THE CONSUMER FINANCIAL PROTECTION BUREAU AT P.O. BOX 4503, IOWA CITY, IOWA 52244, OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

IF NO RESPONSE IS FILED BY **JULY 19, 2017**, THE COURT MAY WITHOUT ANY HEARING AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.

Dated: June 23, 2017.

By /s/ Holly Ryan, #32647

Holly Ryan, #32647

Toni M. Owan, #30580

Heather Deere, #28597

Pursuant to C.R.C.P. 121, 1-26(9), original signature on file at Medved Dale Decker & Deere, LLC and made available for inspection upon request.

Address of Applicant:
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

EXHIBIT A

LOT 26, BLOCK 10, A REPLAT OF LAFAYETTE PARK SUBDIVISION FILING NO. 2, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO.

ALSO KNOWN BY STREET AND NUMBER AS 107 SANDLER DRIVE, LAFAYETTE, COLORADO 80026.

TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES THERETO BELONGING, OR IN ANYWISE APPERTAINING AND THE REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES PROFITS THEREOF, AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM AND DEMAND WHATSOEVER OF THE GRANTOR, EITHER IN LAW OR EQUITY, OF IN AND TO THE ABOVE BARGAINED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES.

BEING THE SAME PROPERTY CONVEYED TO JAMES DUNN BY DEED FROM THOMAS HAYWORTH RECORDED 03/25/2004 IN DEED BOOK 2569467 PAGE , IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY, COLORADO..

TAX ID# R0086845