

DISTRICT COURT, PUEBLO COUNTY, COLORADO Court Address: 501 N. Elizabeth St., Pueblo, CO 81003	
IN THE MATTER OF THE MOTION OF NATIONSTAR MORTGAGE LLC FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF PUEBLO COUNTY, STATE OF COLORADO, TO SELL CERTAIN REAL PROPERTY UNDER A POWER OF SALE CONTAINED WITHIN A DEED OF TRUST GRANTED BY HEIDI M. WODIUK	DATE FILED: April 17, 2024 10:56 AM <u>COURT USE ONLY</u> Case No.: Div.:
ORDER AUTHORIZING SALE	

THE COURT FINDS that venue is proper; that the moving party is entitled to an order authorizing sale as the real party in interest; there is a reasonable probability that the defaults or other circumstance alleged in the Verified Motion for Order Authorizing a Foreclosure Sale Under C.R.C.P. 120, to justify invocation of the power of sale have occurred; that an Order Authorizing Sale is otherwise proper under the Servicemembers Civil Relief Act of 2003 as amended; that no response was filed by the deadline set by the clerk, and no hearing was held; therefore, the response deadline of **May 22, 2024 at 8:15 a.m.** is the date the hearing was *scheduled* pursuant to C.R.C.P. 120(d)(3); and that the Motion should be GRANTED.

IT IS, THEREFORE, ORDERED that the Pueblo County Public Trustee is, pursuant to the provisions of that certain Deed of Trust recorded September 21, 2006 at Reception No. 1694613, of the records of the Clerk and Recorder of Pueblo County, State of Colorado, authorized to sell the property situate in the County of Pueblo State of Colorado, more particularly described as:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

BEGINNING AT A POINT FROM WHICH THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 68 WEST OF THE 6TH P.M., (BEING IDENTIFIED BY A FENCE POST IN DEED NO. 293785 PUEBLO COUNTY, COLORADO) BEARS SOUTH 55°34'30" WEST A DISTANCE OF 996.01 FEET; THENCE SOUTH 31°18'20" EAST A DISTANCE OF 210 FEET; THENCE NORTH 58°41'40" EAST A DISTANCE OF 212.65 FEET; THENCE NORTH 31°17' WEST A DISTANCE OF 192.94 FEET; THENCE NORTH 59°34' WEST A DISTANCE OF 15.32 FEET; THENCE SOUTH 59°42'40" WEST A DISTANCE OF 205.55 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE STATE HIGHWAY DEPARTMENT BY DEED NO. 129427 COUNTY OF PUEBLO, STATE OF COLORADO

which is commonly known and numbered as: 8448 State Highway 78 West, Beulah, CO 81023. Said sale will be conducted under Pueblo County Public Trustee Sale No. 2024-0058.

IT IS FURTHER ORDERED that a Return of such sale be made to this Court for its approval.

Dated: _____

BY THE COURT:

District Court Judge/Magistrate