

DISTRICT COURT, MORGAN COUNTY, COLORADO  
Court Address: 400 Warner Street, Fort Morgan, CO 80701

IN THE MATTER OF THE MOTION OF PENNYMAC  
LOAN SERVICES, LLC FOR AN ORDER AUTHORIZING  
THE PUBLIC TRUSTEE OF MORGAN COUNTY, STATE  
OF COLORADO, TO SELL CERTAIN REAL PROPERTY  
UNDER A POWER OF SALE CONTAINED WITHIN A  
DEED OF TRUST GRANTED BY GEORGE M. CHRIST IV

▲ COURT USE ONLY ▲

Attorney(s):

Randall S. Miller & Associates, P.C.-CO  
Scott D. Toebben, Atty. Reg. No: 19011  
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Case No.:

220130018

Div.

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**NOTICE OF RESPONSE DEADLINE**

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

PennyMac Loan Services, LLC (“the Petitioner”) has filed a Motion with this Court as the holder of a promissory note executed by George M. Christ IV (“the Grantor(s)”) dated July 10, 2019 in the original amount of \$141,414.00 (the “Evidence of Debt”), secured by a deed of trust executed by the Grantor(s) dated July 10, 2019, recorded July 12, 2019 at Reception No. 919480, in the records of the Clerk and Recorder of Morgan County, State of Colorado (the “Deed of Trust”).

The Motion asserts the Petitioner has the right to foreclose the lien of the Deed of Trust because covenants of the Deed of Trust have been violated as follows: Defaults including, but not limited to, the failure to timely make payments as required under the Deed of Trust and the Evidence of Debt secured thereby. The Petitioner therefore has elected to accelerate the entire indebtedness.

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

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**Lot 1, Block 3, Fifth addition to the City of Brush, Colorado, according to the recorded plat thereof, together with a strip of land 20 feet in width adjacent to the rear property line of Lot 1, Block 3, Fifth Addition to Brush, Colorado, consisting of the portion of the alley vacated by Ordinance #171 dated May 24, 1948 and recorded June 4, 1948 in Book 452 at Page 432, County of Morgan, State of Colorado**

which is commonly known and numbered as: **100 S Clifton St, Brush, CO 80723.**

Any interested person who disputes, on grounds within the scope of the hearing provided for in C.R.C.P. 120(d), the moving party's right to an order authorizing sale may file and serve a response to the motion. 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. The response shall include contact information for the respondent including name, mailing address, telephone number, and if applicable, an e-mail address. This response must be filed with the Clerk of this Court at 400 Warner Street, Fort Morgan, CO 80701, on or before **May 25, 2022**, and a copy of the response must also be mailed or delivered on or before the same date to Randall S. Miller & Associates, P.C. - CO, 216 16th Street, Suite 1210, Denver, CO 80202.

**IF YOU BELIEVE THAT THE LENDER OR SERVICER OF THIS MORTGAGE HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT PURSUANT TO C.R.S. § 38-38-103.1, OR THE PROHIBITION ON DUAL TRACKING PURSUANT TO C.R.S. § 38-38-103.2, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL AT 1300 BROADWAY, 10TH FLOOR, DENVER, CO 80203, (800) 222-4444, WWW.COLORADOATTORNEYGENERAL.GOV, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU AT P.O. BOX 4503, IOWA CITY, IA, 52244, (855) 411-2372, WWW.CONSUMERFINANCE.GOV, OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.**

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 7 days before the date of the hearing unless the request was included in your response.

**IF NO RESPONSE IS FILED BY MAY 25, 2022, THE COURT MAY AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.**

This Notice and the above-referenced Motion are being filed simultaneously with the mailing of the Notice. You may obtain the Court's case/civil action number by contacting our office or the Clerk of the Court.

Dated this 20th day of April, 2022.

RANDALL S. MILLER & ASSOCIATES, P.C. - CO

/s/ Alexis R. Abercrombie

Alexis R. Abercrombie, Att. Reg. No: 56722

Address of the Petitioner:

3043 Townsgate Road #200  
Westlake Village, CA 91361

THE LAW FIRM OF RANDALL S. MILLER & ASSOCIATES, P.C.-CO MAY BE DEEMED A DEBT COLLECTOR, ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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