DISTRICT COURT, WELD COUNTY, COLORADO Court Address: 901 9th Ave. Greeley, CO 80632	
IN THE MATTER OF THE MOTION OF WILMINGTON TRUST COMPANY, AS SUCCESSOR TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2004-8 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-8, FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF WELD COUNTY, STATE OF COLORADO, TO SELL CERTAIN REAL ESTATE PURSUANT TO A POWER OF SALE CONTAINED IN A DEED OF TRUST.	
Attorney or Party Without Attorney: *Wilmington Trust Company, as Successor to U.S. Bank National Association as Trustee for MASTR Alternative Loan Trust 2004-8 Mortgage Pass-Through Certificates, Series 2004-8* Nigel G. Tibbles, Atty Reg. No. 47133 The Sayer Law Group, P.C. 9745 E. Hampden Ave., Ste. 400 Denver, Colorado 80231 Phone Number: (303) 353-2965 FAX Number: (303) 632-8183 E-mail: ntibbles@sayerlaw.com	Case Number: 17CV 30605 Div.: 4 Ctrm:

NOTICE OF HEARING SET FOR SEPTEMBER 7, 2017 AT 9:00 AM

MOVANT, Wilmington Trust Company, as Successor to U.S. Bank National Association as Trustee for MASTR Alternative Loan Trust 2004-8 Mortgage Pass-Through Certificates, Series 2004-8, by and through its counsel, The Sayer Law Group, P.C., for its Notice of Hearing Set for September 7, 2017, at 9:00 AM asserts as follows:

1. On April 29, 2004, Clifford J. Snyder executed a promissory note ("Note") in the amount of $185,250.00 for the benefit of Chase Manhattan Mortgage Corp.. Clifford J. Snyder is liable under the terms of the Note.

2. On April 29, 2004, Clifford J. Snyder executed a deed of trust ("Deed of Trust") for the benefit of Chase Manhattan Mortgage Corp. , to secure the indebtedness under the Note by encumbering certain real property legally described as:

> LOT 11, BLOCK 1, REPLAT OF LOTS 10 THROUGH 17, BLOCK 1, COUNTRY ACRES, A SUBDIVISION OF THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO., which is commonly known as: 114 S. Greeley Ave, Johnstown, CO 80534 (the "Property").

The Deed of Trust was duly recorded on May 7, 2004, at reception number 3178145, in the official records of Weld County, State of Colorado.

3. Subsequent to the execution of the Note and Deed of Trust, Clifford J. Snyder defaulted under the terms of the same by failing to make the required monthly payments.

4. Movant is entitled to and does seek the sale of the Property as described above.

5. AN INITIAL HEARING ON PETITIONER'S VERIFIED RULE 120(A) MOTION FOR ORDER AUTHORIZING SALE HAS BEEN SET FOR **THURSDAY, SEPTEMBER 7, 2017, AT 9:00 AM AT THE WELD COUNTY DISTRICT COURT LOCATED AT 901 9th Ave, Greeley, CO 80631.**

6. **You have the right to file a response not less than seven (7) days prior to the hearing, which is on or before Thursday, August 31, 2017 pursuant to Colo. R. Civ. P. 120(c) with the District Court Clerk of the Weld County District Court located at 901 9th Ave, Greeley, CO 80631, and to pay the required non-refundable fee.**

7. Any interested person who disputes the grounds within the scope of the hearing provided in Rule 120(d) of the Colorado Rules of Civil Procedure, may file a response, verified by the oath of such person, setting forth the facts upon which he or she relies and attaching copies of all documents which support his or her position. Colo. R. Civ. P. 120(c).

8. Pursuant to Rule 5 of the Colorado rules of Civil Procedure, if you file a response, you must serve a copy of the response on counsel for Wilmington Trust Company, as Successor to U.S. Bank National Association as Trustee for MASTR Alternative Loan Trust 2004-8 Mortgage Pass-Through Certificates, Series 2004-8 at the address listed in paragraph 12. Colo. R. Civ. P. 5.

9. "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 part of your response or any paper you file with the court at least 7 days before the hearing." *See,* Colo. R. Civ. P. 120(c).

10. Unless the court shall order otherwise, any person filing a response to the motion shall pay, at the time of filing such response, a non-refundable docket fee in the amount specified by law for a defendant or respondent in a civil action under section 13-32-101(1)(2), Colo. Rev. Stat. Colo. R. Civ. P. 120(h).

11. Pursuant to Colo. R. Civ. P. 120(e), if no response has been filed with the court at least seven (7) days before the hearing, the court shall examine the motion, and if satisfied venue is proper and the moving party is entitled to an order authorizing sale upon the facts stated therein, the court shall dispense with the hearing and forthwith enter an order authorizing sale. Colo. R. Civ. P. 120(e).

12. Movant's return address is: Wilmington Trust Company, as Successor to U.S. Bank National Association as Trustee for MASTR Alternative Loan Trust 2004-8 Mortgage Pass-Through Certificates, Series 2004-8, c/o The Sayer Law Group, P.C., 9745 E. Hampden Ave., Suite 400, Denver, CO 80231.

13. PLEASE BE ADVISED THAT PURSUANT TO COLO. REV. STAT. § 6-1-1107, WHICH IS KNOWN AS THE COLORADO FORECLOSURE PROTECTION ACT, IT IS ILLEGAL FOR ANY PERSON ACTING AS A FORECLOSURE CONSULTANT TO CHARGE AN UP-FRONT FEE OR DEPOSIT TO THE BORROWER FOR SERVICES RELATED TO THE FORECLOSURE. *See*, Colo. Rev. Stat. § 6-1-1101 *et. seq.*

14. **EFFECTIVE JANUARY 1, 2015: IF YOU BELIEVE THAT THE LENDER OR SERVICER OF THIS MORTGAGE HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN COLO. REV. STAT. § 38-38-103.1, COLORADO REVISED STATUTES, OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2 COLORADO REVISED STATUTES, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU, OR BOTH AT:**

Colorado Attorney General
Ralph L. Carr Colorado Judicial Center
1300 Broadway, 10th Floor
Denver, Colorado 80203
www.coloradoattorneygeneral.gov

Consumer Financial Protection Bureau
PO Box 4503
Iowa City, IA 52244
Fax: 855-237-2392
Online: http://www.consumerfinance.gov/complaint/

THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

Dated this 7th day of August, 2017.

Respectfully submitted,

Nigel G. Tibbles, #47133
Counsel for Wilmington Trust Company, as Successor to U.S. Bank National Association as Trustee for MASTR Alternative Loan Trust 2004-8 Mortgage Pass-Through Certificates, Series 2004-8