

DISTRICT COURT, WELD COUNTY, COLORADO Court Address: 901 9th Ave, P.O. Box 2038, Greeley, CO 80631	
IN THE MATTER OF THE MOTION OF REVERSE MORTGAGE SOLUTIONS, INC. FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF WELD COUNTY, STATE OF COLORADO, TO SELL CERTAIN REAL PROPERTY UNDER A POWER OF SALE CONTAINED WITHIN A DEED OF TRUST GRANTED BY FABIOLA J. ARGUELLO	▲ COURT USE ONLY ▲
Attorney(s): Randall S. Miller & Associates, P.C. Scott D. Toebben, Atty. Reg. No: 19011 David W. Drake, Atty. Reg. No: 43315 216 16th Street, Suite 1210 Denver, CO 80202 Phone: 720-259-6710 Facsimile: 720-379-1375 Email: stoebben@rsmalaw.com ddrake@rsmalaw.com	Case No.: 2017CV30986 Div. 4
NOTICE OF HEARING JANUARY 9, 2018 at 9:00 a.m.	

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

Reverse Mortgage Solutions, Inc. (“the Petitioner”) has filed a Motion with this Court as the holder of a promissory note executed by Fabiola J. Arguello (“the Grantor(s)”) dated September 25, 2008 in the original amount of \$165,000.00 (the “Evidence of Debt”), secured by a deed of trust executed by the Grantor(s) dated September 25, 2008, recorded October 7, 2008 at Reception No. 3582633, of the records of the Clerk and Recorder of Weld 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, failure to principally reside at the property, transfer of title, death and/or other non-monetary defaults pursuant to the terms of 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 Weld, State of Colorado more particularly described as follows:

LOT 1, BLOCK 3, FRANKLIN SUBDIVISION, IN THE CITY OF GREELEY, WELD COUNTY, COLORADO.

which is commonly known and numbered as: **3424 West 5th Street Road, Greeley, CO 80634.**

If you dispute the default or other facts claimed by the Petitioner 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 written response to the Motion, stating under oath the facts upon which you rely and attaching copies of all documents that support your position. This response must be filed with the Clerk of this Court at 901 9th Ave, P.O. Box 2038, Greeley, CO 80631, on or before January 2, 2018, 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., 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, you have the right to ask the Court to move the case to such county. Your request may be made as part of your response or any other paper you file with the Court at least seven (7) days before the hearing.

A hearing on the Motion is scheduled for January 9, 2018 at 9:00 am at the Weld County District Court, 901 9th Ave, P.O. Box 2038, Greeley, CO 80631. You may attend this hearing with or without an attorney.

IF NO RESPONSE IS FILED BY JANUARY 2, 2018, 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 at the time of the filing.

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 5th day of December, 2017.

RANDALL S. MILLER & ASSOCIATES, P.C.

/s/ David W. Drake

David W. Drake, Atty. Reg. No: 43315

Address of the Petitioner:

14405 Walters Road

Suite 200

Houston, TX 77014

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