DISTRICT COURT, WELD COUNTY, COLORADO 901 9TH AVENUE, P.O. BOX 2038 (80632), GREELEY, CO 80631	
In the Matter of the Application of TIAA,FSB D/B/A EVERBANK for an Order Authorizing the Public Trustee of WELD County Colorado, to Sell Certain Property Under a Power of Sale Contained in a Deed of Trust.	▲ Court Use Only ▲
Attorneys: Janeway Law Firm, P.C. 9800 S. Meridian Blvd., Suite 400 Englewood, CO 80112 Phone No: (303) 706-9990 Fax No: (303) 706-9994 Atty Reg#15592 Lynn M. Janeway (lynn@janewaylaw.com) Atty Reg#16092 Elizabeth S. Marcus (lizmarcus@janewaylaw.com) Atty Reg#40042 David R. Doughty (david@janewaylaw.com) Atty Reg#34531 Alison L. Berry (alisonberry@janewaylaw.com) Atty Reg#46592 Nicholas H. Santarelli (nicksantarelli@janewaylaw.com)	Case No: 2018CV30103 Div: 4 Hearing: 03/07/2018 at 9:00 a.m.

NOTICE OF HEARING ON MOTION FOR ORDER AUTHORIZING SALE

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

TIAA,FSB D/B/A EVERBANK ("Applicant") has filed a Motion with this Court, as the holder of an evidence of debt pursuant to C.R.S. 38-38-100.3 (the "Evidence of Debt"), and deed of trust containing the power of sale in the original amount of $340,000.00, executed by Grantor(s) ANGELA C. MAXWELL dated February 13, 2009 and recorded February 20, 2009 at reception number 3606449 in the real property records of WELD County, Colorado (the "Deed of Trust").

The Motion claims that Applicant is entitled to foreclose the lien of the Deed of Trust and to have the property described therein sold by the Public Trustee pursuant to statute because the covenants of the Deed of Trust have been violated and/or Grounds for Acceleration of the Debt and invocation of the power of sale exist, including, but not expressly limited to, the following: Borrower's failure to make timely payments as required under the Evidence of Debt and Deed of Trust.

The Motion requests an order authorizing the Public Trustee to sell this property:
LOT 29, BLOCK 2, WATER VALLEY - PHASE ONE, A SUBDIVISION OF THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 080728202029

Purported Address: 100 POUDRE BAY, WINDSOR, CO 80550

If you dispute the default or other facts claimed by Applicant to justify this foreclosure, or if you are entitled to protection against the foreclosure under the Servicemembers Civil Relief Act 50 U.S.C. § 3901-4043 (2003) you must file and serve 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 WELD COUNTY DISTRICT COURT, 901 9th Avenue, P.O. Box 2038 (80632), Greeley, CO 80631 on or before **February 28, 2018**, and a copy of the response must also be mailed, delivered or dated on or before the same date to Janeway Law Firm, P.C., 9800 S. Meridian Blvd., Suite 400, Englewood, CO 80112, fax: (303) 706-9994. You may be required to pay a docket fee at the time of the filing the response.

A hearing on the Motion is scheduled for 9:00 A.M. on March 7, 2018, in the civil division of WELD COUNTY DISTRICT COURT, 901 9th Avenue, P.O. Box 2038 (80632), Greeley, CO 80631. You may attend this hearing with or without an attorney.

IF NO RESPONSE IS FILED BY FEBRUARY 28, 2018, THE COURT MAY DISPENSE WITH THE HEARING AND AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.

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 THE LENDER OR SERVICER OF THIS MORTGAGE 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, YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU, OR BOTH, AT:

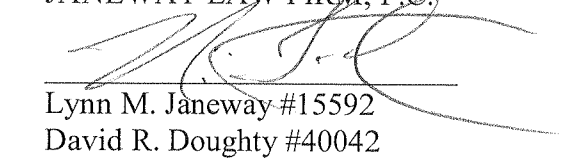
Office of the Attorney General
Ralph L. Carr Colorado Judicial Center
1300 Broadway, 10th Floor
Denver, CO 80203
Phone (720) 508-6000
www.coloradoattorneygeneral.gov

Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
Phone (855) 411-2372.
www.consumerfinance.gov

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

Notice issued: February 8, 2018

Attorneys for Plaintiff/Applicant
JANEWAY LAW FIRM, P.C.



Lynn M. Janeway #15592
David R. Doughty #40042
Elizabeth S. Marcus #16092
Alison L. Berry #34531
Nicholas H. Santarelli #46592
JLF# 18-017691

Address of Plaintiff/Applicant: 301 West Bay Street, Jacksonville, Florida 32202
The notice and motion are being filed simultaneously with the mailing of this notice. You may obtain the court's case/civil action number by contacting the court or our office.

THIS FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE IN BANKRUPTCY OR THIS DEBT HAS BEEN DISCHARGED IN BANKRUPTCY, THE COLLECTION ACTION DESCRIBED IN THIS NOTICE SHALL BE AGAINST THE REAL PROPERTY THAT SECURES THE DEBT AND NOT AGAINST YOU PERSONALLY.
PT # 18-0040