DISTRICT COURT, WELD COUNTY, COLORADO Court Address: 901 9th Avenue Greeley, CO 80631	
IN THE MATTER OF THE APPLICATION OF: RUSSELL PARTNERSHIP, LLP, For An Order Authorizing The Public Trustee Of The County Of Weld, State Of Colorado, To Sell Certain Real Estate Under A Power Of Sale Contained In A Deed Of Trust.	DATE FILED: November 23, 2021 12:18 PM ▲ **COURT USE ONLY** ▲
Attorney for Plaintiff: Chad A. Kupper Lyons Gaddis Kahn Hall Jeffers Dworak & Grant, PC 515 Kimbark St. Longmont, CO 80501 Phone Number: (303) 776-9900 E-mail: ckupper@lyonsgaddis.com FAX Number: (303) 776-9100 Atty. Reg. #: 39198	Case Number: 21CV30721 Division Courtroom 4 Response Deadline: 12/21/2021
NOTICE OF RULE 120 HEARING	

TO: THE PEOPLE OF THE STATE OF COLORADO, TO THE GRANTOR(S) IN THE DEED OF TRUST DESCRIBED HEREIN, AND TO THOSE PERSONS WHO APPEAR TO HAVE ACQUIRED A RECORD INTEREST IN THE REAL ESTATE THEREIN DESCRIBED, SUBSEQUENT TO THE RECORDING OF SUCH DEED OF TRUST:

PLEASE TAKE NOTICE that Applicant, Russell Properties, LLP, a Colorado Limited Liability Partnership, has filed a Motion with this Court, claiming to be the owner of that certain Promissory Note dated March 15, 2018 in the original principal sum of $784,000 (the "Note") as modified by that certain Note and Deed of Trust Assumption and Modification Agreement dated July 13, 2018, under which (collectively with the Note the "Modified Note"), which is secured by a Deed of Trust dated March 15, 2018 and recorded March 16, 2018 at Reception No. 4383438 of the records of Weld County, Colorado (hereinafter referred to as the "Deed of Trust"). The Motion claims that Applicant is entitled to foreclose the Deed of Trust and that the indebtedness secured thereby is in default because of nonpayment.

The Motion requests a Court Order authorizing the Public Trustee to sell the following real property in Weld County, Colorado:

> THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼), AND THE EAST HALF (E½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 10, TOWNSHIP 3 NORTH, OF RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, EXCEPTING THEREFROM RIGHT OF WAY CONVEYED TO THE NORTHERN CONSTRUCTION COMPANY BY DEED RECORDED IN BOOK 73 AT PAGE 416.

TOGETHER WITH ALL WATER RIGHTS APPURTENANT TO THE PROPERTY.

also known by street and number as: 3768 County Road 36, Mead, CO 80542.

If you dispute the default or other facts claim by Applicant to justify this foreclosure, or if you are entitled to protection against this foreclosure under the Service members Civil Relief Act of 2003, you must make a written response to the Motion, stating under oath the facts upon which you rely and attach copies of all documents which support your position. This response must be filed with the Clerk of the Weld County District Court, 901 9th Avenue, Greeley, Colorado 80631, **no later than** December 21, **202**1 and a copy of that response shall also be mailed or delivered by the same date to Applicant's attorney, Chad A. Kupper, Lyons Gaddis Kahn Hall Jeffers Dworak & Grant, PC, PO Box 978, Longmont, CO 80502. Any person who files a response may be required to pay a docket fee at the time of filing of $158.00.
A hearing on the Motion is scheduled for _____ **A.M. on** _____, **202**__ at the Weld County District Court. You may attend this hearing, with or without an attorney.

IF NO RESPONSE IS FILED BY December 21, **202**1, THE COURT MAY, WITHOUT A HEARING AND WITHOUT FURTHER NOTICE, AUTHORIZE THE FORECLOSURE AND A PUBLIC TRUSTEE'S SALE.

NOTE: 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 FIVE (5) DAYS BEFORE THE HEARING.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Dated this 22nd day of November, 2021.

LYONS GADDIS KAHN HALL
JEFFERS DWORAK & GRANT, PC

By: Chad Kupper
Chad A. Kupper
Attorney for Plaintiff

Address of Applicant:
16245 County Road 3
Berthoud, CO 80513