

DISTRICT COURT, BOULDER COUNTY, COLORADO  
Court Address: 1777 6th Street, Boulder, CO 80302

IN THE MATTER OF THE APPLICATION OF HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-4, FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE FOR BOULDER COUNTY, STATE OF COLORADO, TO SELL CERTAIN REAL ESTATE CONTAINED IN A DEED OF TRUST.

Attorney or Party Without Attorney:

Name: Monica Kadrmas, Esq.      Reg. No. 34904  
Lisa Cancanon, Esq.      Reg. No. 42043  
Weldon Phillips, Esq.      Reg. No. 31827  
Lauren Tew, Esq.      Reg. No. 45041

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▲ COURT USE ONLY ▲

Case Number:

15cv30786

Div.

Ctrm:

NOTICE OF HEARING August 05, 2015

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, GREETINGS:

WHEREAS, Karen L Bunker and Jeffrey Opatriil, Grantor (s) by a Deed of Trust dated June 16, 2005, recorded on June 27, 2005, at Reception No. 2699225, in the records of the County of Boulder, Colorado, to secure to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Ownit Mortgage Solutions, Inc., the payment of a Negotiable Instrument of even date therewith for the principal sum of \$193,600.00, as provided in said Deed of Trust, conveyed to the Boulder County Public Trustee, on the terms set forth in said Negotiable Instrument and Deed of Trust, the following described real property ("Property") situate in said County to-wit:

LOT 2, BLOCK 14, MEADOWLARK FILING NO. 1, COUNTY OF BOULDER, STATE OF COLORADO.

WHICH HAS THE ADDRESS OF: 2107 Steele St, Longmont, CO, 80501

NOTICE is hereby given that HSBC Bank USA, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-4, Petitioner herein, has filed its Motion with this Court seeking an Order of this Court authorizing a Public Trustee's sale under the power of sale contained in said Deed of Trust on the grounds that the indebtedness secured by said Deed of Trust is in default in that among other events of default the current Mortgagor has failed to pay monthly installments of principal and/or interest, and/or if applicable, taxes and insurance together with applicable late charges as provided in the subject Deed of Trust and Negotiable Instrument.

NOTICE is also given that any interested party who disputes the existence of such default under the terms of said Deed of Trust and Negotiable Instrument secured thereby, or who otherwise disputes the existence of circumstances authorizing the exercise of the power of sale contained in said Deed of Trust, or who desires to raise such other grounds for the objection to the issuance of an Order Authorizing Sale which may exist pursuant to the Servicemembers Civil Relief Act, as amended, must file a response to Petitioner's Motion for Order Authorizing Sale, verified by the oath of such person, setting forth the facts upon which he relies and attaching copies of all documents which support his position. Said response must be in writing and filed with the Clerk of the District Court in and for the County of Boulder, State of Colorado, at the address set forth below, and shall be served upon the Petitioner pursuant to Rule 5(b) of the Colorado Rules of Civil Procedure at the office of Barrett Frappier & Weisserman, LLP, 1199 Bannock Street, Denver, Colorado 80204, telephone (303)350-3711, not less than seven (7) days prior to the date set for hearing on Petitioner's Motion for Order Authorizing Sale.

**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.**

Be advised that the Clerk of this Court has set the hearing at the time and place set forth below when and where any interested person may appear if they so desire, with or without an attorney.

Time of Hearing and Date: **08:30 a.m. on August 05, 2015**  
Place of Hearing: **District Court of Boulder, County**  
**1777 6th Street, Boulder, CO, 80302**

**IF NO RESPONSE IS FILED BY JULY 29, 2015, THE COURT MAY WITHOUT ANY HEARING AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.**

BARRETT FRAPPIER & WEISSERMAN, LLP

Attorney for Applicant

By: \_\_\_\_\_ DATED: July 2, 2015.

Monica Kadrmas, Esq. Reg. No. 34904  Lisa Cancanon, Esq. Reg. No. 42043  
 Weldon Phillips, Esq. Reg. No. 31827  Lauren Tew, Esq. Reg. No. 45041

Applicants Address:

c/o Barrett Frappier & Weisserman, LLP  
1199 Bannock Street  
Denver, CO 80204

**IMPORTANT NOTICE**

**THE NOTICE AND MOTION IN THIS MATTER 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 is an attempt to collect a debt. Any information obtained may be used for that purpose. If you received a bankruptcy discharge which included this debt, this notice is not intended and does not constitute an attempt to collect a debt against you personally; applicable law requires we provide you this notice and the disclosures herein. Furthermore, our client has rights to realize on the collateral securing the loan despite a discharge in bankruptcy.**

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

Colorado Attorney General  
1300 Broadway, 10th Floor  
Denver, Colorado 80203  
(800) 222-4444  
[www.coloradoattorneygeneral.gov](http://www.coloradoattorneygeneral.gov)

Federal Consumer Financial Protection Bureau  
P.O. Box 4503  
Iowa City, Iowa 52244  
(855) 411-2372  
[www.consumerfinance.gov](http://www.consumerfinance.gov)