

District Court Pueblo County, Colorado Court Address: 501 N. Elizabeth Street Pueblo, CO 81003 (719) 404-8700	<div style="text-align: center;"><b>COURT USE ONLY</b></div>
<b>Plaintiff:</b> Sierra Grande Investments, LLC, a Colorado limited liability company, a/k/a Sierra Grande Investments LLC  <b>Defendants:</b> Jennifer Joyce and James Joyce	
Attorneys for Plaintiff: Henry J. Geisel, Atty. Reg. # 2551 Teagan E. Boda, Atty Reg. # 56452 Naylor & Geisel, P.C. 1123 N. Elizabeth Street Pueblo, CO 81003 Phone Number: (719) 543-7243 Fax Number: (719) 542-3947 E-mail: geisel@ngpueblolaw.com; tboda@ngpueblolaw.com	Case No.:  Division: 301
<b>NOTICE OF HEARING</b>	

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

Sierra Grande Investments, LLC, a Colorado limited liability company, a/k/a Sierra Grande Investments LLC, Plaintiff, has filed a Verified Motion for Rule 120 Order Authorizing Sale (“Motion”) with this Court, claiming to be the owner and holder of that certain Promissory Note dated June 20, 2023, executed by Jennifer Joyce and James Joyce, in the original principal sum of \$92,500.00, (referred to herein as “Note”) and also claiming to be the owner of that certain Deed of Trust to secure the Note, granted to the Public Trustee of Pueblo County, Colorado, dated June 20, 2023, signed by Jennifer Joyce and James Joyce, June 20, 2023, and recorded June 20, 2023, at Reception No. 2315989 in the records of Pueblo County, Colorado (the “Deed of Trust”). A copy of C.R.C.P. 120 is attached hereto as Exhibit A.

The Motion claims that Plaintiff has the right to foreclose the lien of the Deed of Trust and to have the property described herein sold by said Public Trustee pursuant to statute because the covenants of the Deed of Trust have been violated. Specifically, defaults have been made under the Deed of Trust, including, but not limited to, the failure to timely make payments as required under the Deed of Trust and the Note secured thereby, and therefore, Plaintiff has elected to accelerate the entire indebtedness.

The Motion requests an Order authorizing the Public Trustee to sell the following property located in the County of Pueblo, State of Colorado:

A Parcel of Land, being part of the South 1/2 of the Northeast 1/4, and part of the Southeast 1/4 of Section 14, Township 24 South, Range 66 West of the 5th Principal Meridian, County of Pueblo, State of Colorado, and being all of "Parcel 138" as shown on A Map entitled "Sikes 8200, Phase I Amendment 2", recorded November 2, 1999 under Reception No. 1305784 in the Office of the County Clerk, said "Parcel 138" being more particularly described in Warranty Deed recorded May 30, 2000 under Reception No. 1335278, County of Pueblo, State of Colorado.

*If you dispute the default or other facts claimed by Plaintiff to justify this foreclosure, or if you are entitled to protection against this foreclosure under the Soldiers' and Sailors' Civil Relief Act of 1940, as amended and renamed the Servicemembers Civil Relief Act or within the meaning of the Colorado State Military Service Civil Relief Act of 2002, as amended, you must make a typewritten response to the Motion, stating under oath the facts upon which you rely and attaching copies of all documents which support your position.*

If this case is not filed in the county where your property or a substantial part of your property is located, you have the right to ask the court to move the case to that county. If you file a response and the court sets a hearing date, your request to move the case must be filed with the court at least 7 days before the date of the hearing unless the request was included in your response. There is a \$222.00 docket fee, payable to the Clerk of the District Court, which must be paid upon the filing of a response. This response must be filed with the Clerk of the Pueblo County District Court at: 501 N. Elizabeth Street, Pueblo, CO 81003, on or before March 5, 2025, and a copy of the response must also be mailed or delivered on or before the same date to:

Henry J. Geisel, Esq.  
Teagan E. Boda, Esq.  
1123 North Elizabeth Street  
Pueblo, CO 81003-2259

A hearing on the Motion is scheduled at **8:15 a.m. on March 5, 2025**, in **Division 301** of the Pueblo County District Court at 501 N. Elizabeth Street, Pueblo, CO 81003. You may attend this hearing with or without an attorney.

Dated this 6<sup>th</sup> day of February, 2025.

NAYLOR & GEISEL, P.C.

  
Teagan E. Boda, # 56452

Plaintiffs Address:  
Sierra Grande Investments, LLC  
c/o Jasper Kenney  
P.O. Box 451  
Rye, CO 81069

THIS COMMUNICATION CONCERNS A DEBT WHICH NAYLOR & GEISEL, P.C., IS ATTEMPTING TO COLLECT. ANY INFORMATION WILL BE USED FOR THAT PURPOSE.

Public Trustee Sale No. 2024-0297