

DISTRICT COURT, PUEBLO COUNTY, COLORADO Court Address: 501 N. Elizabeth Street, Pueblo, CO 81003	DATE FILED April 14, 2025 10:19 AM <p style="text-align: center;">▲ COURT USE ONLY ▲</p>
IN THE MATTER OF THE APPLICATION OF DANJON Capital, Inc., for an Order authorizing the Public Trustee of the County of Pueblo, State of Colorado, to sell certain real estate under a power of sale contained in a deed of trust.	
Attorney: Ohlsen Law Office Mark A. Ohlsen, Atty. Reg. No. 22480 1050 Baxter Road Pueblo, CO 81006 Telephone: 719-544-0007	Case Number: _____ Div.: ____ Ctrm.: _____
NOTICE	

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

DANJON Capital, Inc. has filed a Motion with this Court, claiming to be the owner of a Promissory Note in the original amount of \$50,000.00, dated February 12, 2016, signed by Betty A. Taber, and a Deed of Trust securing said Note to the Public Trustee of Pueblo County, Colorado, dated February 12, 2016, and recorded February 19, 2016, at Reception No. 2029446 of the records of Pueblo County, Colorado.

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 Pueblo County, Colorado:

Lot 12, Block 2, Tract 378, Pueblo West

Common Address: 256-258 W. Kyle Drive, Pueblo West,
 CO 81007

If you dispute the default or other facts claimed by Applicant to justify this foreclosure, or if you are entitled to protection against this foreclosure under the Servicemembers Civil Relief Act of 2003, you must make a written 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 the Office of the Clerk of the District Court, 501 N. Elizabeth Street,

Pueblo, Colorado 81003 not later than **May 7, 2025** and a copy of the response shall also be mailed or delivered by the same date to Ohlsen Law Office, 1050 Baxter Road, Pueblo, Colorado 81006.

A hearing on the Motion is scheduled for 8:15 A.M., on May 7, 2025, in Pueblo County District Court, 501 N. Elizabeth Street, Pueblo, Colorado 81003. You may attend this hearing, with or without an attorney. **IF NO RESPONSE IS FILED BY the date and time of Hearing 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 A PART OF YOUR RESPONSE OR ANY PAPER YOU FILE WITH THE COURT AT LEAST SEVEN DAYS BEFORE THE HEARING.

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

Dated at Pueblo, Colorado, April 14, 2025.

OHLSEN LAW OFFICE

By: 

Mark A. Ohlsen, #22480

Address of Applicant:

895 E. Yorba Linda Blvd, #202
Placentia, California 92886