DISTRICT COURT, MONTEZUMA COUNTY, STATE OF COLORADO **Court address:** 865 N Park Street Cortez, CO 81321	DATE FILED November 10, 2026 9:13 AM
IN THE MATTER OF THE APPLICATION OF FOUR CORNERS COMMUNITY BANK FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF MONTEZUMA COUNTY, STATE OF COLORADO, TO SELL CERTAIN REAL ESTATE UNDER A POWER OF SALE CONTAINED IN A DEED OF TRUST GRANTED BY COLORADO TURKEYNECK, L.L.C.	▲FOR COURT USE ONLY▲
Attorney: Lisa K. Shimel, No. 13466 *Address*: **OTTESON SHAPIRO LLP** 4643 South Ulster Street, Suite 1300 Denver, Colorado 80237 Phone: (720) 488-0220 Fax : (720) 488-7711 Email: lshimel@os.law	Case No.: _____ Division: ____

NOTICE OF RESPONSE DEADLINE TO APPLICANT'S VERIFIED MOTION FOR ORDER AUTHORIZING A FORECLOSURE SALE UNDER C.R.C.P. 120

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

1. Four Corners Community Bank (the "**Applicant"** or "**Holder**") has filed a verified motion with this Court claiming to be the holder of an evidence of debt pursuant to C.R.S. § 38-38-100.3, more particularly described as that certain Promissory Note in the original principal sum of $251,221.00 dated December 14, 2012, as amended by Loan Extension and Modification Agreements dated November 6, 2015; October 28, 2019, April 30, 2020; November 1, 2020; May 1, 2021; May 1, 2022; May 1, 2023; May 1, 2024; and May 1, 2025 (collectively, the ("**Note**" or "**Debt**") payable to the order of Applicant and executed by Colorado Turkeyneck, L.L.C. ("**Borrower**").

2. The Note is secured by that certain Deed of Trust, executed by Borrower, dated December 14, 2012 and recorded January 11, 2013 at Reception No. 586841, in the records of the Clerk and Recorder, Montezuma County, Colorado, the ("**Trust Deed**").

3. The motion claims that the Applicant is entitled to foreclose the lien of the Trust Deed and to have the property described therein sold by the Public Trustee pursuant to statute because the covenants of the Trust Deed have been violated and invocation of the power of sale exists. The facts giving rise to the default include, but are not expressly limited to, the following:

Failure to pay the Debt at the maturity thereof, failure to timely pay the 2025 real estate taxes, and failure to comply with other obligations secured by the Trust Deed.

4. The motion requests a court order authorizing the Public Trustee of Montezuma County, State of Colorado to sell the following property which is encumbered by the Trust Deed:

A TRACT OF LAND IN THE SW1/4SW1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 17 WEST, N.M.P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 32;
THENCE NORTH 0° 01' WEST A DISTANCE OF 330 FEET;
" SOUTH 89° 56' EAST A DISTANCE OF 330 FEET;
" SOUTH 0° 01' EAST A DISTANCE OF 330 FEET;
" NORTH 89° 56' WEST A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL EXISTING OR SUBSEQUENTLY ERECTED OR AFFIXED BUILDINGS, IMPROVEMENTS AND FIXTURES; ALL EASEMENTS, RIGHTS OF WAY, AND APPURTENANCES; ALL WATER, WATER RIGHTS AND DITCH RIGHTS (INCLUDING STOCK IN UTILITIES WITH DITCH OR IRRIGATION RIGHTS); AND ALL OTHER RIGHTS, ROYALTIES, AND PROFITS RELATING TO THE REAL PROPERTY, INCLUDING WITHOUT LIMITATION ALL MINERALS, OIL, GAS, GEOTHERMAL AND SIMILAR MATTERS.

COMMONLY KNOWN AS: 16001 ROAD 16, YELLOW JACKET, CO 81335.

5. Any interested person who disputes, on grounds within the scope of the hearing provided for in C.R.C.P. 120(d), the Applicant's right to an order authorizing a foreclosure sale may file and serve a response to the motion, as provided in C.R.C.P. 120(c). The response must describe the facts the respondent relies on in objecting to the issuance of an order authorizing a foreclosure sale and may include copies of documents which support the respondent's position.

6. **The response shall be filed with the Clerk of this Court at DISTRICT COURT FOR MONTEZUMA COUNTY, located at 865 N Park Street, Cortez, CO 81321 and served on Lisa K. Shimel, Attorney for Applicant, at Otteson Shapiro LLP, 4643 S. Ulster St., Suite 1300, Denver, Colorado 80237, fax: (720) 488-7711, not later than December 15, 2026 at 8:30 a.m. The response shall include contact information for the respondent, including name, mailing address, telephone number, and, if applicable, an e-mail address. Service of the response on the Applicant shall be made in accordance with C.R.C.P. 5(b).**

7. If a response is filed stating grounds for opposition to the motion within the scope of C.R.C.P. 120 as provided for in C.R.C.P. 120(d), the Court shall set the matter for hearing at a later date. The clerk shall clear available dates with the parties and counsel, if practical, and shall give notice to counsel and any self-represented parties who have appeared in the matter in accordance with the rules applicable to e-filing, no less than 14 days prior to the new hearing date.

8. **IF NO RESPONSE IS FILED BY DECEMBER 15, 2026 AT 8:30 A.M., AND IF THE COURT IS SATISFIED THAT VENUE IS PROPER AND THE MOVING PARTY IS ENTITLED TO AN ORDER AUTHORIZING A FORECLOSURE SALE, THE COURT SHALL FORTHWITH ENTER AN ORDER AUTHORIZING A FORECLOSURE SALE.**

9. 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 seven (7) days before the date of the hearing unless the request was included in your response.

10. This Notice and Applicant's verified motion are being filed contemporaneously with the service of this Notice. The Court's Case No./Civil Action No. may be obtained by contacting the Court Clerk or the Applicant's attorneys.

11. A copy of C.R.C.P. 120 is attached to this Notice as Exhibit 1.

12. **IF YOU BELIEVE THAT THE LENDER OR SERVICER OF THIS MORTGAGE HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN § 38-38-103.1, C.R.S., OR THE PROHIBITION ON DUAL TRACKING IN § 38-38-103.2, C.R.S., YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER PROTECTION FINANCIAL BUREAU, OR BOTH, AT THE ADDRESSES BELOW:**

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

Consumer Financial Protection Bureau
P. O. Box 27170
Washington, DC 20038
Telephone: (855) 411-2372
www.consumerfinance.gov

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

Dated on this 10th day of November 2026.

Filed electronically and the original signature is on file at Otteson Shapiro LLP

By: */s/ Lisa K. Shimel*
Lisa K. Shimel, No. 13466
OTTESON SHAPIRO LLP
4643 South Ulster Street, Suite 1300
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COUNSEL FOR APPLICANT

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