

<p>DISTRICT COURT, PUEBLO COUNTY, COLORADO  Court Address: 501 N. Elizabeth Street  Pueblo, CO 81003  Phone Number: (719) 404-8700</p>	
<p><b>Petitioner:</b> FOWLER STATE BANK, a Colorado State Chartered bank,   v.   <b>Respondents:</b> WILLIAM R. McKNIGHT, an individual;  DIANE K. McKNIGHT, an individual.   <b>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.</b></p>	<p><b>▲ COURT USE ONLY ▲</b></p>
<p><u>Attorneys for Fowler State Bank:</u>  Trevor J. Young, Bar No. 36801  MULLIKEN WEINER BERG &amp; JOLIVET P.C.  Alamo Corporate Center  102 South Tejon Street, Suite 900  Colorado Springs, CO 80903  Phone Number: (719) 635-8750  Fax Number: (719) 635-8706  E-mail: tyoung@mullikenlaw.com</p>	<p>Case No.:</p>           Division:
<p><b>NOTICE OF RESPONSE DEADLINE</b></p>	

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

Petitioner Fowler State Bank ("Petitioner"), with an address of 201 Main Street, PO Box 68, Fowler, CO 81039, has filed a Motion with this Court, claiming to be the owner and holder of a Promissory Note dated March 30, 2012, in the original principal amount of \$404,037.50 and executed by Respondents William R. McKnight, individually, and as Manager of McKeefe Ventures, LLC, Manager of Rocky Mountain Food Companies, LLC, Manager of Colorado Blue Ribbon Foods, LLC, Manager of Harvest Foods, LLC, and as President and Chairman of the Board of Harvest Sharing, Inc., and Diane K. McKnight, individually, and as Manager of McKeefe Ventures, LLC, and as Member of Harvest Foods, LLC (collectively, "Borrowers"). The Promissory Note is referred to herein as the "Evidence of Debt." The Evidence of Debt is secured by a Deed of Trust dated March 30, 2012, executed by Diane K. McKnight, as grantor, which was recorded in the real property records of the Pueblo County Clerk and Recorder on April 2, 2012, at Reception No. 1903420.

The Motion claims that Petitioner is entitled to foreclose the Deed of Trust and that the Evidence of Debt and Deed of Trust are in default because the covenants of the Evidence of Debt and Deed of Trust have been violated as follows: Borrowers' failure to make timely payments of all amounts due and owing as required under the Deed of Trust and the Evidence of Debt secured thereby.

The Motion requests a Court Order Authorizing the Public Trustee to sell the following real property situated in the County of Pueblo, State of Colorado, which is more particularly described as:

**Lots 25, 26, 27 and 28, Block 24, HENRY C. BROWN'S FIRST ADDITION  
to the City of Pueblo, County of Pueblo, State of Colorado,**

also known by street number as: 303 W. 17th Street, Pueblo, Colorado 81003, together with all its appurtenances.

If you dispute the default or other facts claimed by Petitioner to justify this foreclosure, or if you are entitled to protection against this foreclosure under the Servicemembers Civil Relief Act, 50 U.S.C. § 3931, as amended, 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 501 N. Elizabeth Street, Pueblo, CO 81003, no later than **OCTOBER 9, 2024**, and a copy of the response shall also be mailed or delivered on or before the same date to Mulliken Weiner Berg & Jolivet P.C., 102 South Tejon Street, Suite 900, Colorado Springs, Colorado 80903, Attn: Trevor J. Young.

**If you believe that the lender or servicer of this mortgage has violated the requirements for a single point of contact in section 38-38-103.2, 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, at:**

**Colorado Attorney General  
Ralph L. Carr Colorado Judicial Center  
1300 Broadway, 10th Floor  
Denver, Colorado 80203  
P: 720-508-6000  
F: 720-508-6030  
Attorney.General@state.co.us  
Consumer Line: 800-222-4444  
<http://www.stopfraudcolorado.gov/about-consumer-protection/complaint-forms/>**

**Consumer Financial Protection Bureau  
P.O. Box 4503  
Iowa City, Iowa 52244  
(855) 411-CFPB (2372)  
TTY/TDD (855) 729-CFPB (2372)  
Fax (855) 237-2392**

<http://www.consumerfinance.gov/app/mortgage/ask>

The filing of a complaint will not stop the foreclosure process.

IF NO RESPONSE IS FILED BY **OCTOBER 9, 2024**, THE COURT MAY, WITHOUT A HEARING AND WITHOUT FURTHER NOTICE, AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE.

Any person who files a response may be required to pay a docket fee [currently \$192.00] at the time of the filing. A copy of C.R.C.P. 120 is attached hereto as **Exhibit A** and incorporated herein by reference.

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 hearing.

Dated this 11th day of September, 2024.

Respectfully submitted,

MULLIKEN WEINER BERG & JOLIVET P.C.  
*[A duly signed original on file at office of undersigned.]*

By: /s/ Trevor J. Young  
Trevor J. Young, #36801  
*Attorneys for Petitioner*

**Public Trustee Sale No: 2024-0152**  
**Pueblo County, Colorado**

**THIS COMMUNICATION CONCERNS A DEBT WHICH MULLIKEN WEINER BERG & JOLIVET P.C. IS ATTEMPTING TO COLLECT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**