

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2025-03

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On September 30, 2025, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Dolores records.

Original Grantor(s)	Timothy Michael Meyer and Shelley J Poole
Original Beneficiary(ies)	Four Corners Community Bank
Current Holder of Evidence of Debt	Four Corners Community Bank
Date of Deed of Trust	September 24, 2018
County of Recording	Dolores
Recording Date of Deed of Trust	September 24, 2018
Recording Information (Reception No. and/or Book/Page No.)	168165
Re-Recording Date of Deed of Trust	November 14, 2019
Re-Recording Information (Reception No. and/or Book/Page No.)	169191
Original Principal Amount	\$150,000.00
Outstanding Principal Balance	\$138,272.45

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to pay monthly installments due under the terms of the Debt, failure to pay ad valorem real estate taxes when due, the existence of subordinate liens on the Real Property without Holder's consent, defaults under other agreements with Holder, and failure to comply with other obligations secured by the Trust Deed.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

See Exhibit A attached hereto and made a part hereof

Purported common address: 315 W. HWY 491, 322 W. 4th St., Dove Creek, CO 81324.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Wednesday, 01/21/2026, at 409 North Main St. Dove Creek, CO 81324, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust , plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law.

First Publication	11/26/2025
Last Publication	12/24/2025
Name of Publication	Cortez Journal

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;
DATE: 09/30/2025

Taylor Funk, Public Trustee in and for the County of Dolores, State of Colorado


By: Taylor Funk, Public Trustee



The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:
Lisa K. Shimel #13466
Otteson Shapiro LLP 7979 E. Tufts Avenue, Suite 1600, Denver, CO 80237 (720) 488-0220
Attorney File # 3506-004
The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.

EXHIBIT A
(Real Property)

Tract I:

All of Lots 16 and 17 and Lots 18, 19 and 20 Lying South of U.S. Highway 491, all in Block 1 McGee Addition to the Town of Dove Creek, according to the plat thereof filed for record October 1, 1930 as Reception Number 33284 in the office of the Clerk and Recorder.

Tract II:

A Tract of Land in Tract 12, Block 5 of the Edith Butt and P.R. Butt Addition to the Town of Dove Creek, according to the plat thereof filed for record July 10, 1939 in Book 1 at Page 12 in the office of the Clerk and Recorder, being more particularly described as follows:

Beginning at the SE Corner of said Tract 12; Thence West a distance of 100 feet to the True Point of Beginning; Thence, North a distance of 100 feet; Thence, West a distance of 50 feet; Thence, South a distance of 100 feet; Thence, East a distance of 50 feet to the true point of beginning.

Tract III:

A tract of land contained in Tract 15 of the P.R Butt Addition to the Town of Dove Creek as designated by a resurvey, and according to correction deed made June 18 1947 and recorded Book 57 at Page 430 in the office of the Dolores County Clerk and Recorder, located in the SE1/4SE1/4 of Section 36 Township 41 North, Range 19 W., N.M.P.M., Town of Dove Creek CO being more particularly described as follows:

Beginning at the SE corner of the tract described herein, a point from which the Morcan Monument located at the intersection of 4th Street and Pine Street bears S 00°14'05" E 30.00 feet and N 89°51 '54" East distance of 282.00 feet;

Thence, N 00°14'05" W a distance of 208.00 feet to the NE corner of the tract described herein;

Thence, S 89°51'54" W a distance of 66.00 feet to the NW corner of the tract described herein;

Thence, S 00°14'05" W a distance of 208.00 feet to the SW corner of the tract described herein;

Thence, N 89°51 '54" East distance of 66.00 feet back to the Point of Beginning.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, including timber to be cut now or at any time in the future, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs and water stock and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property).

Commonly known as: 315 W. HWY 491, 210 W. 4th St., 322 W. 4th St., Dove Creek, Colorado 81324

EXCEPT THE FOLLOWING WHICH HAVE BEEN RELEASED AND ARE NOT BEING FORECLOSED UPON:

Pursuant to Partial Release dated March 20, 2020 and recorded on March 25, 2020 at Reception No. 169469 in the real property records of the Clerk and Recorder for Dolores County, State of Colorado:

A Tract of Land in Tract 12, Block 5 of the Edith Butt and P.R. Butt Addition to the Town of Dove Creek, according to the plat thereof filed for record July 10, 1939 in Book 1 at Page 12 in the office of the Clerk and Recorder, being more particularly described as follows:

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THE REAL PROPERTY BEING FORECLOSED ON IS NOW DESCRIBED AS:

Tract I:

All of Lots 16 and 17 and Lots 18, 19 and 20 Lying South of U.S. Highway 491, all in Block 1 McGee Addition to the Town of Dove Creek, according to the plat thereof filed for record October 1, 1930 as Reception Number 33284 in the office of the Clerk and Recorder.

Tract III:

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Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, including timber to be cut now or at any time in the future, all diversion payments

or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs and water stock and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property).

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