

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2025-04

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

On October 2, 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 M. 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	December 27, 2018
County of Recording	Dolores
Recording Date of Deed of Trust	December 27, 2018
Recording Information (Reception No. and/or Book/Page No.)	168405
Original Principal Amount	\$400,000.00
Outstanding Principal Balance	\$417,038.39
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, the existence of subordinate liens on the Real Property without Holder's/d 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: 419 W. HWY 491, 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.

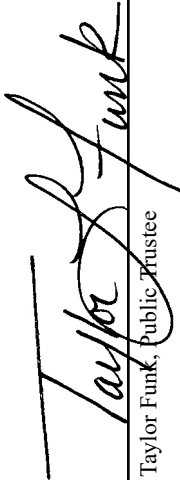
THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Wednesday, 01/21/2026, at 409 North Main St. Dove Creek, CO 81324, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for 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: 10/02/2025

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. Shimmel #13466

Otteson Shapiro LLP 7979 E. Tufts Avenue, Suite 1600, Denver, CO 80237 (720) 488-0220

Attorney File # 3506-005

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)

A tract of land in Section 36, Township 41 North, Range 19 West, N.M.P.M., being more particularly described as follows:

BEGINNING at a concrete monument, which is located 1987.00 feet West of and 30.00 feet North of the Southeast Corner of said Section 36;
THENCE West from this concrete monument along the North right of way line of 4th Street a distance of 459.60 feet to a concrete monument;
North a distance of 191.80 feet to a concrete monument, which is located on the South right of way line of U.S. Highway No. 160 (666);
on a bearing of South 68° 07' 00" East along the South right of way line a distance of 511.00 feet to the intersection of this line with the North right of way line of 4th Street;
on a bearing of West along the North right of way line of 4th Street a distance of 15.00 feet to concrete monument, the point of beginning.

Said tract is part of Block 6 in Weber Addition to the Town of Dove Creek, Dolores County, Colorado.

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: 419 W. HWY 491, Dove Creek, Colorado 81324.