

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2025-01

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

On June 4, 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)	Stateline Holdings LLC, A Colorado Limited Liability Company
Original Beneficiary(ies)	First Southwest Bank
Current Holder of Evidence of Debt	First Southwest Bank
Date of Deed of Trust	June 25, 2019
County of Recording	Dolores
Recording Date of Deed of Trust	June 26, 2019
Recording Information (Reception No. and/or Book/Page No.)	168858
Original Principal Amount	\$275,000.00
Outstanding Principal Balance	\$252,930.37
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 make timely payments as required under the Deed of Trust and the Debt secured thereby	

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

Exhibit "A"

TRACT I

A tract of land in Section 14, Township 41 North, Range 20 West, N.M.P.M., being more particularly described as follows:

BEGINNING at a point on the North line of U.S. Highway 491 (formerly 666 & 160) as the same is now constructed, 416 feet Southeasterly from the point of intersection of said North line of said Highway as now constructed with the West line of the State of Colorado, and running thence Southeasterly along said North line of said highway as now constructed a distance of 208 feet;
THENCE Northeasterly at a right angle to the said North line of said Highway as now constructed a distance of 208 feet;
"Northwesterly and parallel to the said North line of said Highway as now constructed a distance of 208 feet;
"in a direct line a distance of 208 feet to the point of beginning.

LESS AND EXCEPT any portion lying in or being used as U.S. Highway 491.

TRACT II

A tract of land in Section 14, Township 41 North, Range 20 West, N.M.P.M., commencing at a point whence the Colorado State Line intersects with the North line of the right of way of U. S. Highway No. 491 (formerly U.S. Highway 666) as same was constructed on 12-7-48;
THENCE Easterly along the said North line of said Highway No. 491 a distance of 416 feet;
"Northerly perpendicular to said Highway No. 491 a distance of 208 feet;
"Westerly parallel to said Highway No. 491 a distance of 416 feet;
"Southerly perpendicular to said Highway No. 491 a distance of 208 feet to the point of beginning.

LESS AND EXCEPT any portion lying in or being used as U.S. Highway 491.

Purported common address: 69576 Highway 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, 09/24/2025, 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	7/30/2025
Last Publication	8/27/2025
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: 06/04/2025

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:

Shay L. Denning #36736
Hall, Estill, Hardwick, Gable, Golden & Nelson, P.C. 100 N. Broadway Ave., Suite 2900, Oklahoma City, OK 73102 (405) 283-4277
Attorney File # 2025-01
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.