

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2025-02

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

On July 31, 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)	Dylan J. Robertson
Original Beneficiary(ies)	Raegan Ellease
Current Holder of Evidence of Debt	Raegan Ellease Trust
Date of Deed of Trust	August 18, 2023
County of Recording	Dolores
Recording Date of Deed of Trust	August 24, 2023
Recording Information (Reception No. and/or Book/Page No.)	172997
Original Principal Amount	\$130,000.00
Outstanding Principal Balance	\$130,000.00

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 keep the improvements existing on the Property insured against loss by fire or hazards included within the term "extended coverage" in an amount at least equal to the lesser of (a) the insurable value of the Property or (b) an amount sufficient to pay the sums secured by the Deed of Trust as well as any prior encumbrances on the Property by a qualified insurer as required by Section 7 of the Deed of Trust. No right to cure this material breach by performance is available at law.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

All that certain property situated in the Townsite of Rico, in the County of Dolores, and the State of Colorado, being described as follows: Parcel 504735101002 and being more fully described in a deed dated February 28, 1992 and recorded March 4, 1992, among the land records of the County and State set forth above, in Deed Book 252, Page 241, to wit: Surface rights only in: Lots 27, 28 & 29 in Block 19, all in the Townsite of Rico, as per the Plat of record in the Office of the Clerk and Recorder.

Purported common address: 116 North Hancock, Rico, CO 81332.

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

NOTICE OF SALE

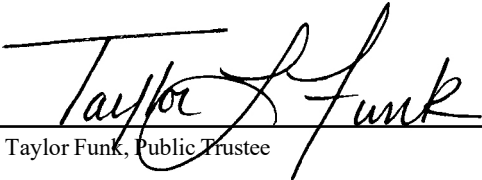
The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Wednesday, 12/03/2025, 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	10/8/2025
Last Publication	11/5/2025
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: 07/31/2025

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:
Anthony C. Savastano #45398
Duthie Savastano Brungard, PLLC 1010 Main Ave., P.O. Box 219, Durango, CO 81302 (970) 247-4545
Attorney File # 2025-02
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.