

|                                                                                                                                                                                                                                                                                   |                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| DISTRICT COURT, DOLORES COUNTY, STATE OF COLORADO<br><br><b>Court address:</b><br>409 Main St.<br>Dove Creek, CO 81324                                                                                                                                                            | DATE FILED<br>November 11, 2025 4:08 PM                          |
| IN THE MATTER OF THE APPLICATION OF FOUR CORNERS COMMUNITY BANK FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF DOLORES COUNTY, STATE OF COLORADO, TO SELL CERTAIN REAL ESTATE UNDER A POWER OF SALE CONTAINED IN A DEED OF TRUST GRANTED BY TIMOTHY M. MEYER AND SHELLEY J. POOLE | ▲ FOR COURT USE ONLY ▲<br><br>Case No.: _____<br>Division: _____ |
| <b>Attorney:</b><br>Lisa K. Shimel, No. 13466<br><br><b>Address:</b><br><b>OTTESON SHAPIRO LLP</b><br>7979 E. Tufts Avenue, Suite 1600<br>Denver, Colorado 80237<br>Phone: (720) 488-0220<br>Fax : (720) 488-7711<br>Email: lshimel@os.law                                        |                                                                  |
| <p align="center"> <b>NOTICE OF RESPONSE DEADLINE TO APPLICANT'S VERIFIED MOTION FOR ORDER AUTHORIZING A FORECLOSURE SALE UNDER C.R.C.P. 120</b><br/> <b>DECEMBER 8, 2025 AT 1:30 PM</b> </p>                                                                                     |                                                                  |

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

1. Four Corners Community Bank (the “**Applicant**” or “**Holder**”) has filed a verified motion with this Court claiming to be the holder of an evidence of debt pursuant to C.R.S. § 38-38-100.3, more particularly described as that certain Promissory Note in the original principal sum of \$400,000.00 dated December 27, 2018, as amended by those Change In Terms Agreements dated March 28, 2024, June 25, 2024 and July 22, 2024 (collectively, the “**Note**” or “**Debt**”) payable to the order of Applicant and executed by Timothy Michael Meyer and Shelley J Poole (“**Borrower**”).

2. The Note is secured by that certain Deed of Trust, executed by Timothy M. Meyer and Shelley J. Poole, dated December 27, 2018 and recorded December 27, 2018 at Reception No. 168405, as modified by that Modification of Deed of Trust dated July 22, 2024 recorded July 24, 2024 at Reception No. 173773, in the records of the Clerk and Recorder, Dolores County, Colorado (“**DOT**”).

3. The motion claims that the Applicant is entitled to foreclose the lien of the DOT and to have the property described therein sold by the Public Trustee pursuant to statute because the covenants of the DOT have been violated and invocation of the power of sale exist. The facts giving rise to the default include, but are not expressly limited to, the following:

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.

4. The motion requests a court order authorizing the Public Trustee of Dolores County, State of Colorado to sell the following property which is encumbered by the DOT:

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.

The Real Property described is **ALL** of the real property encumbered by the DOT.

5. Any interested person who disputes, on grounds within the scope of the hearing provided for in C.R.C.P. 120(d), the Applicant's right to an order authorizing a foreclosure sale may file and serve a response to the motion, as provided in C.R.C.P. 120(c). The response must describe the facts the respondent relies on in objecting to the issuance of an order authorizing a foreclosure sale and may include copies of documents which support the respondent's position.

6. The response shall be filed with the Clerk of this Court at DISTRICT COURT FOR DOLORES COUNTY, located at 409 Main St., Dove Creek, CO 81324 and served on Lisa K. Shimel, Attorney for Applicant, at Otteson Shapiro LLP, 7979 E. Tufts Avenue, Suite 1600, Denver, Colorado 80237, fax: (720) 488-7711, not later than DECEMBER 8, 2025 AT 1:30 PM. The response shall include contact information for the respondent, including name, mailing address, telephone number, and, if applicable, an e-mail address. Service of the response on the Applicant shall be made in accordance with C.R.C.P. 5(b).

7. If a response is filed stating grounds for opposition to the motion within the scope of C.R.C.P. 120 as provided for in C.R.C.P. 120(d), the Court shall set the matter for hearing at a later date. The clerk shall clear available dates with the parties and counsel, if practical, and shall give notice to counsel and any self-represented parties who have appeared in the matter in accordance with the rules applicable to e-filing, no less than 14 days prior to the new hearing date.

8. **IF NO RESPONSE IS FILED BY DECEMBER 8, 2025 at 1:30 PM, AND IF THE COURT IS SATISFIED THAT VENUE IS PROPER AND THE MOVING PARTY IS ENTITLED TO AN ORDER AUTHORIZING A FORECLOSURE SALE, THE COURT SHALL FORTHWITH ENTER AN ORDER AUTHORIZING A FORECLOSURE SALE.**

9. 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 date of the hearing unless the request was included in your response.

10. This Notice and Applicant's verified motion are being filed contemporaneously with the service of this Notice. The Court's Case No./Civil Action No. may be obtained by contacting the Court Clerk or the Applicant's attorneys.

11. A copy of C.R.C.P. 120 is attached to this Notice as Exhibit 1.

12. **IF YOU BELIEVE THAT THE LENDER OR SERVICER OF THIS MORTGAGE HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN § 38-38-103.1, C.R.S., OR THE PROHIBITION ON DUAL TRACKING IN § 38-38-103.2, C.R.S., YOU MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER PROTECTION FINANCIAL BUREAU, OR BOTH, AT THE ADDRESSES BELOW:**

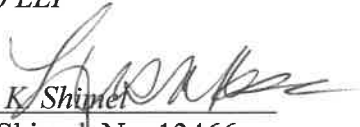
Office of the Attorney General  
Ralph L. Carr Colorado Judicial Center  
1300 Broadway, 10<sup>th</sup> Floor  
Denver, CO 80203  
Telephone: (720) 508-6000  
[www.coloradoattorneygeneral.gov](http://www.coloradoattorneygeneral.gov)

Consumer Financial Protection Bureau  
P. O. Box 27170  
Washington, DC 20038  
Telephone: (855) 411-2372  
[www.consumerfinance.gov](http://www.consumerfinance.gov)

**THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.**

Dated on this 14<sup>th</sup> day of November, 2025.

*Filed electronically and the original signature is on file at  
Otteson Shapiro LLP*

By: /s/ Lisa K. Shimel   
Lisa K. Shimel, No. 13466  
OTTESON SHAPIRO LLP  
7979 E. Tufts Avenue, Suite 1600  
Denver, Colorado 80237  
Telephone: (720) 488-0220

COUNSEL FOR APPLICANT

Address of Applicant:  
500 West Main Street  
Farmington, NM 87401