

DISTRICT COURT, COUNTY OF DOLORES STATE OF COLORADO 409 N. Main Dove Creek, CO 81324 (970) 677-2258	DATE FILED January 8, 2026 10:41 AM
IN THE MATTER OF THE APPLICATION OF THE DOLORES STATE BANK, FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF THE COUNTY OF DOLORES, STATE OF COLORADO, TO SELL CERTAIN REAL PROPERTY UNDER A POWER OF SALE CONTAINED IN A DEED OF TRUST, and the UNITED STATES DEPARTMENT OF TREASURY THROUGH THE INTERNAL REVENUE SERVICE. (Meyer/Poole)	<hr/> <p style="text-align: center;">^COURT USE ONLY^</p> <hr/>
Attorneys for Applicant: Keenen D. Lovett, #47178 Kelly R. McCabe, #10259 KELLY R. McCABE, P.C. 22 E. Main St., P.O. Box 1296 Cortez, CO 81321 Telephone: (970) 565-7209 Facsimile: (970) 565-6355	Case Number: 2026CV _____ Div.: _____ Ctrm.: _____
<p style="text-align: center;">NOTICE OF RESPONSE DEADLINE</p>	

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

The Dolores State Bank has filed a Motion with this Court, claiming to be the owner of a Promissory Note in the original amount of \$271,232.00 which is secured by Deed of Trust dated October 28, 2019, and recorded November 4, 2019, as Reception No. 169166 of the records of the Clerk and Recorder of Dolores County, Colorado.

The Motion claims that Applicant has the right to foreclose the Deed of Trust because the maker of said Promissory Note has failed to make payment according to its terms and said Note is presently in default.

The Motion requests a court order authorizing the Public Trustee to sell the following real property in the County of Dolores, Colorado, to-wit:

Property 1:

The North Half of the Southeast Quarter and the Southwest Quarter of the Southeast

Quarter (N1/2SE1/4 & SW1/4SE1/4) of Section 20, and the North Half of the Northwest Quarter, the West Half of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter (N1/2NW1/4, W1/2NE1/4 & SE1/4NE1/4) of Section 29, all in Township 41 North, Range 18 West, N.M.P.M.

Together with membership (Tap #8186) in the Montezuma Water Company.

Also known by street and number as: 7252 Road 8.7, Dove Creek, Colorado 81324.

If you dispute the default or other facts claimed by Applicant to justify this foreclosure, or if you are entitled to protection against this foreclosure under the Soldiers' and Sailors' Civil Relief Act of 1940, as amended, you must make a typed response to the Motion, stating under oath the facts upon which you rely and attaching copies of all documents which support your position. This response must be filed with the Clerk of this Court at Dolores County Courthouse, 409 N. Main Street, Dove Creek, Colorado 81324, no later than April 6, 2026, accompanied by a filing fee of \$192.00 and a copy of the response must also be mailed or delivered by the same date to Kelly R. McCabe, P.C., 22 East Main, Cortez, CO 81321.

A hearing on the Motion is scheduled for 1:30 p.m., on April 13, 2026, in the District Courtroom of the above-designated Court at Dolores, County, Colorado. You may attend this hearing with or without your attorney.

If this case is not filed in the county where your property is located, you have the right to ask the court to move the case to that county. Your request may be made as part of your response or any paper you file with the court at least five days before the hearing.

IF NO RESPONSE IS FILED BY APRIL 6, 2026, THE COURT MAY, WITHOUT ANY HEARING, AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

KELLY R. McCABE, P.C.

By: /s/ Keenen D. Lovett

Keenen D. Lovett	#47178
Kelly R. McCabe	#10259
Attorneys for Applicant	