

PUBLIC NOTICES

CEBT, Health, Dental, Vision & Life Insurance, \$28,871.61
Employee WTH, Federal WTH, \$7,613.22
Employee WTH, State WTH, \$2,742.77
Employee WTH, Medicare WTH, \$2,661.36
Employee WTH, Social Security WTH, \$6,326.80
Standard Insurance Company, Life/AD&D Insurance, \$1,047.64
Washington National Ins Co, Cancer Insurance, \$53.49
Abila, Annual Support / Cloud Migration, \$8,334.08
AT&T, Jan Cell Svc, \$730.21
Atmos, Jan Natural Gas, \$1,507.02
Axon Enterprise, Licenses & Storage; 1 Yr BWC, Taser Courses, \$12,587.84
Century LLC, Trng Room Mats / PD, \$3,309.00
CIRSA, 2026 Detainee Medical/CSWAMP/OAD&D, \$3,485.03
City of Grand Junction, Trffc Investigation Course - Thompson, Yates, \$300.00
Commercial Tire Service, Tires x4, \$832.00
Glock Professionals, Armorer Course - Yates, \$300.00
Identity Graphics, River Signs, Vehicle Logos, \$616.00
Melloy Ford, 2025 F-150 Responder / PD, \$49,115.00
NAFTO, Basic FTO Class - Hetzel, Long, \$750.00
Olaszewski & Massih PC, Jan Legal Fees, \$4,176.00
RBC Fleet Management, Jan Fuel, \$999.08
RBC ICT, Feb Internet Svc, \$164.00
RBC Weed & Pest Dept, 2026 Pesticide Wkshp, \$385.00
RMR, Jan Claims & Admin Fee, \$3,262.45
Tolin Mechanical, Bi-Annual Maint Fee - Twn Hall HVAC, \$2,970.00
Vet Clinic, Catfood - Shlr, \$67.99
Wagner Equipment, Electrical Plug, Nuts & Bolts, \$208.10
White River Distributing, Bottled Water, \$38.75
White's Construction & Excavation,

Hauling - DT to Inland, \$800.00
Also*, Jan Coveralls, \$81.00
CMRS*, Reimb Jan Pstg, \$79.31
Column*, Jan Legal Publications, \$133.71
Commercial Tire Service*, Tires x4 / PD; ATV Tires x 2 / PRK, \$1,096.00
Go Services*, Jan Trash Svc, \$140.00
Herald Times*, Legal Publications; 2 Yr Renewal / PD, \$393.00
MGM*, K-9 Food, Toy; Shlr Food, Treats, \$144.00
Samuelson's*, Wire Shlvs, Trng Room Supp, Dogwash Prts / PD; Loadout Supp / SD; Weld Rod, Lck Ez, Bin, Hook / PW, \$646.09
Valley Hardware*, Range Supp, Trng Room Supp, Shlr Trshbgs / PD; Sink, Antfrz / BLDG; Trshbgs, Gloves / PW, \$319.43
Watt's*, Ice, Crmr; Wkshp Drms / BOT; Treats, Litter, Shlr Clng Supp / PD; Coffee, Fltrs, TP, Ppr Twls, Soap / PW, \$135.35
WREA*, Jan Electric, \$2,432.40
Your Parts Haus*, Oil, Air & Oil Fltrs / PD; Graphite Lube, Squeegie, Oil, Air & Oil Fltrs, Air Frsh, Wshr Fluid, Silicone, Air Chk, Adapter, Alternator, Plug / PW, \$607.67
CIRSA, 2026 Annual Liability Ins Premium, \$83,986.93
Civic Plus, Annual Muni Code Renewal, \$1,068.42
Club 20, 2026 Membership, \$200.00
CML, 2026 Membership, \$1,660.00
CUSI, Utility Billing Software, \$15,000.00
IAPE, 2026 Membership, \$65.00
Networking of the Rockies, Jan IT Support, \$2,500.00
Pinnacol, 2026 Work Comp Premium, \$15,675.55
RBC ICT, Jan Internet Svc, \$164.00
AGNC*, 2026 Membership, \$2,500.00
All Copy*, Jan Copier Lease, \$284.42
Edwards, Jay*, Jan Muni Judge Svc, \$325.00
HiTech Wireless*, Bluetooth Mics & Adapters/PD, \$507.67
LN Curtis & Sons*, Uniform Pants/PD,

\$167.86
Meeker Chamber*, 2026 Annual Contributions & Director Health Ins, \$65,886.60
Networking of the Rockies*, Zoom Renewal, \$850.00
Pitney Bowes*, Dec/Jan/Feb Pstg Mtr Rental, \$105.91
RBC Sales & Use Tax*, Dec Sales Tax Adj, \$7,693.97
RBC Sheriff's Dept*, 1st Qtr Dispatch Svc, \$11,250.00
Rowdy Lens*, Magazine Photos / SD, \$160.00
Streamline*, Website DocAccess, \$2,213.01
TransUnion*, Dec TLO Membership, \$100.00
USPS*, Elections Box, \$162.00
VRC*, Jan Doc Destruction, \$112.64
Total General Fund, \$446,600.13
WATER FUND
Town of Meeker, Payroll, \$18,313.09
CRA, Employee Retirement, \$2,001.26
CEBT, Health, Dental, Vision & Life Insurance, \$7,168.89
Employee WTH, Social Security WTH, \$3,060.20
Employee WTH, Medicare WTH, \$715.70
Employee WTH, Federal WTH, \$2,015.42
Employee WTH, State WTH, \$1,476.87
Standard Insurance Company, Life/AD&D Insurance, \$354.84
Washington National Ins Co, Cancer Insurance, \$79.86
US Postmaster, Wtr Billing Postage, \$314.17
AT&T, Jan Cell Svc, \$63.09
Atmos, Jan Natural Gas, \$799.35
CIRSA, 2026 OAD&D, \$47.05
Olaszewski & Massih PC, Jan Legal Fees, \$666.00
RBC Fleet Management, Jan Fuel, \$159.48
RBC ICT, Feb Internet Svc, \$36.00
RMR, Jan Claims & Admin Fee, \$973.25
RMWEA, Wtr Schl Lunches - Nielsen, \$75.00
CMRS*, Reimb Jan Pstg, \$206.46
Column*, Jan Legal Publications, \$27.62
Ferguson*, Hydrant Mtr Rebuild Kit O-Rings, \$69.24
Herald Times*, Legal Publications, \$14.00
Samuelson's*, Pressure Gauge, Brass Prts, \$28.97
UNCC*, Jan Line Locates, \$68.31
Valley Hardware*, Pumphouse Supp, Chlorine Analyzer Prts, \$91.57
Watt's*, Ice, Crmr; Coffee, Fltrs, TP, Ppr Twls, Soap, \$42.20
WREA*, Jan Electric, \$2,792.07
Your Parts Haus*, Alternator, Plug, Hose Clamp, \$165.52
CIRSA, 2026 Annual Liability Ins Premium, \$13,620.00
Civic Plus, Annual Muni Code Renewal, \$356.14
CO Rural Water, 2026 Membership, \$215.00
Pinnacol, 2026 Work Comp Premium,

\$2,930.45
RBC ICT, Jan Internet Svc, \$36.00
All Copy*, Jan Copier Lease, \$52.62
Data West*, Annual Software Support, \$3,343.39
Pitney Bowes*, Dec/Jan/Feb Pstg Mtr Rental, \$76.70
Streamline*, Website DocAccess, \$737.67
UPS*, Wtr Sample Shipping, \$20.01
VRC*, Jan Doc Destruction, \$22.52
Total Water Fund, \$63,235.98
Total All Funds, \$509,836.11
Published: February 12, 2026
Rio Blanco Herald Times

DISTRICT COURT, RIO BLANCO COUNTY, COLORADO
CASE NO. 25CV0300020
SUMMONS BY PUBLICATION

Plaintiffs: HOWARD EUGENE CAYWOOD FAMILY TRUST, HOWARD E. CAYWOOD TRUSTEE, AND THE ESTATE OF MARTHA COLTHARP CAYWOOD v. Defendants: SANFORD E. GREEN, WALTER C. MADSEN, DOUGLAS F. MADSEN, CHRISTINE MADSEN, BLAINE MADSEN, DEREK MADSEN, RITA FOGLIA, CHRIS MADSEN, ANNA MARIE CAMERON, THE MADSEN LIVING TRUST, THE RIO BLANCO COUNTY TREASURER'S OFFICE, and ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION
TO THE PEOPLE OF THE STATE OF COLORADO, TO THE ABOVE NAMED DEFENDANTS:
You are hereby summoned and required to appear and defend against the claims of the Plaintiff filed with the Court in this action, by filing with the Clerk of this Court a written answer or other response. You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons by publication shall be complete on the day of the last of 5 weekly publications. A copy of the Complaint may be obtained from the Clerk of the Court. If you fail to file your answer or other response to the Complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the Complaint without further notice.
This is an action to quiet title to plaintiff for the real property situate in Rio Blanco County, Colorado, and described as Portion of Section 35 & 36, Township 2 North, Range 102 West, 6 th P.M., and Portion of Section 1 & 2, Township 1 North, Range 102 West, 6 th P.M., Township 1 North, Range 102 West: Lot 4 of Section 1, Lot 2 of Section 2, Township 1 North, Range 102 West: Lot 2 of Section 35, Lot 7 of Section 36, EXCEPT THEREFROM, a parcel of land containing 2.5 acres conveyed to Stanolid Oil & Gas Company by Deeds recorded in Book 121, Page 187,

and in Book 121, Page 192 in the records of Rio Blanco, Colorado ("Subject Property"). This action is only related to the surface estate of the above property and is in no way intended to affect the ownership of the mineral interests located beneath the Subject Property.
Edward B. Olszewski, Reg. #24723
Olszewski & Massih, P.C.
P.O. Box 916
Glenwood Springs, CO 81602
Tel: 970-928-9100
Fax: 970-928-9600
ed@ommpc.com
Published: February 12, 19, 26, March 5 and 12, 2026
Rio Blanco Herald Times

PUBLIC HEARING NOTICE

The Meeker Planning Commission will hold a public hearing on Monday, February 23, 2026, at 5:30 p.m. to consider a Conditional Use Permit to operate a Short-Term Rental for Chase Rule at Lots 10, 11, & 12, Block 115, Town of Meeker as known as 970 6th Street. The meeting will be held at Town Hall, 345 Market Street, downstairs in the Board Room. If you have comments for or against the application, you are invited to attend the hearing or submit written comments, by February 23, 2026 at 1:00 pm, to Town Hall, 345 Market Street, Meeker, CO 81641.
Further information is available by contacting Carly Thomson at Town Hall or by telephone, 970-878-5344, Monday through Friday.
Published: February 12, 2026
Rio Blanco Herald Times

PUBLIC NOTICE
BOARD OF COUNTY COMMISSIONERS OF RIO BLANCO COUNTY, COLORADO HEARING

Notice is hereby given that on Tuesday, March 10, 2026 the Rio Blanco County Board of County Commissioners will hold a public hearing beginning at 9:00 a.m. in the Rio Blanco County Historic Courthouse Building, 555 Main Street 3rd Floor Board Room, Meeker, Colorado to consider the following:
OTHR-0004-26 CR 77 ROW. The applicant is proposing to vacate a small portion of the existing Right-Of-Way of CR 77 and acquire a small portion of Right-Of-Way for re-alignment of CR 77 to improve safety and accommodate the construction of a new bridge over the White River. The project is located within the Northeast One-Quarter of Section 11 and the Northwest One-Quarter of section 12, T2N, R98W, 6th P.M.
Copies of the documents may be obtained from the Rio Blanco County Planning Department at 555 Main Street in Meeker, Colorado, or you may call (970) 878-9510 for more information between the hours of 8:00 am and 5:00 pm.
Published: February 12, 19, 26 and March 5, 2026
Rio Blanco Herald Times

PUBLIC HEARING NOTICE

The Meeker Planning Commission will hold a public hearing on Monday, February 23, 2026 at 5:30 pm to consider a Variance Request for Renninger Investments, LLC at Lot 1A, Curtis Creek Industrial Park, Town of Meeker also known as 325 Curtis Creek Drive. The request is for variance for a 0-foot front yard setback.
The meeting will be held at Town Hall, 345 Market Street, downstairs in the Board Room. If you have comments for or against the application, you are invited to attend the hearing or submit written comments, by February 23, 2026 at 1:00 pm, to Town Hall, 345 Market Street, Meeker, CO 81641.
Further information is available by contacting Carly Thomson at Town Hall or by telephone, 970-878-5344, Monday through Friday.
Published: February 12, 2026
Rio Blanco Herald Times

REQUEST FOR BIDS

The Meeker School District is requesting bids on a seven-passenger (eight total, including driver) vehicle per the attached specifications. Bids are due on February 23, 2026 by 12:00 pm and will be opened at that time. The successful bidder will be notified no later than February 25, 2026. Please contact the Meeker School District at the following contact information to confirm that the bids have been received or to ask clarifying questions.
Chris Selle - Meeker School District Superintendent
Phone: 970-878-9040
Email: chris.selle@meeker.k12.co.us
Published: February 5 and 12, 2026
Rio Blanco Herald Times

LEGAL NOTICE OF NOMINATING MEETINGS MOON LAKE ELECTRIC ASSOCIATION, INC.

Members of Moon Lake Electric Association, Inc., who reside in Districts 6 and 1 are hereby notified of District Nominating Meetings which have been scheduled as follows:
District 6 - 6:00 pm, March 23, 2026, at the Jensen Water Improvement District Building, Ut
This includes members living in Jensen, Gusher, Ouray, Dinosaur and Flaming Gorge.
District 1 - 6:00 pm, March 24, 2026, at the Moon Lake Electric Office, Altamont Ut
This includes members living in and around Altamont, Mt. Home, Hanna, Tabiona, Bluebell and Ugalco.
These meetings are called under the provisions of Bylaw IV, Section 3, of the Bylaws of Moon Lake Electric Association, Inc. The purpose of the meetings is to nominate candidates for the position of Director for the above Districts. Only bonafide members residing in the District may make nominations for the position of Director, and nominations so made at this meeting will be voted on at the Annual Meeting to be held May 28, 2026. Nominations shall be restricted to no more than four individuals by a majority vote of members present at the meeting. In addition to the nominations made at the nominating meetings, candidates may be nominated by petition, of any fifty or more District members. Petition packets are available at Moon Lake's headquarters office. Any petition must be received at the Moon Lake Electric Roosevelt Office by April 13, 2026. For inquiries regarding District boundaries, please reach out to the Roosevelt office at 435-722-5400. Members are encouraged to attend and ask any questions they may have regarding the operation of their cooperative.
Published: February 12, 26 and March 12, 2026
Rio Blanco Herald Times

A CALL FOR NOMINATIONS
EASTERN RIO BLANCO HEALTH SERVICES DISTRICT

TO WHOM IT MAY CONCERN, and, particularly, to the electors of the Eastern Rio Blanco County Health Services District of Rio Blanco County, Colorado.
NOTICE IS HEREBY GIVEN that a special mail ballot election will be held on the 5th day of May, 2026, between the hours of 7:00 a.m. and 7:00 p.m.
At that time, one director will be elected to

serve a term ending in 2027 (one-year term), and one director will be elected to serve a term ending in 2029 (three-year term). Eligible electors of the Eastern Rio Blanco County Health Services District interested in serving on the board of directors may obtain a Self-Nomination and Acceptance form from the District Designated Election Official (DEO):
Natalie Scritchfield, Designated Election Official
100 Pioneers Medical Center Dr. Meeker, CO 81641
970-878-9791
nscritchfield@pioneerhospital.org
The Office of the DEO is open on the following days: Monday- Friday from 8:00 a.m. to 4:00 p.m. The deadline to submit a Self-Nomination and Acceptance is close to business at 4:00 p.m. on February 28, 2025 (not less than 67 days before the election). Affidavit of Intent To Be A Write-In-Candidate forms must be submitted to the Office of the designated election official by the close of business on Monday, March 3, 2025 (the sixty-fourth day before the election). NOTICE IS FURTHER GIVEN, an application for an absentee ballot shall be filed with the designated election official no later than the close of business on Tuesday preceding the election, April 29, 2025.Signed,
Natalie Scritchfield, Designated Election Official
Published: February 5, 12, 19 and 26, 2026
Rio Blanco Herald Times

RIO BLANCO COUNTY EMPLOYEES
TOTAL GROSS SALARY PAID IN 2025.

EMPLOYEE BENEFITS IN ADDITION TO COMPENSATION DURING 2025 WAS 43% OF GROSS SALARY GROSS SALARY TITLE
105.43, Coroner Dpty
166.20, RB Proj Mgr/Civil Eng
240.00, RB Operator I
499.20, WRR Rlf Cook
997.96, Coroner Dpty
1,066.51, Coroner Dpty
1,225.04, Coroner Dpty
1,267.20, WRR Rlf Cook
1,418.28, DHS Eligibility Spec
1,664.64, WRR Rlf Cook
2,076.17, RB Temp Laborer
2,230.08, WRR Rlf Cook
2,249.95, WRR Rlf Transport Driver
2,411.84, RB Temp Operator
2,769.00, Shrf Court Security
3,668.34, WRR Sr Transport Driver
3,990.00, F/B Rlf Acct
4,977.96, Surveyor
5,923.64, Planning
6,432.55, Shrf Dispatcher
6,453.60, RB Admin Assistant III
6,722.10, Commissioner
6,816.41, RB Operator II
7,003.24, Grant Manager
7,035.92, C&R Clerk
7,458.63, WRR Rlf Transport Driver
8,033.77, WP Seasonal
8,366.84, RB Operator II
9,429.45, DHS On-call Supv
10,331.61, DHS Caseworker I
10,764.00, Facility Svcs Wrkr-Temp
13,434.10, RB Operator II
15,105.00, Facility Svcs Wrkr-Temp
15,685.41, RB Temp Laborer
15,919.12, RB Temp Laborer
16,821.60, RB Operator I
17,490.16, WP Seasonal
18,425.71, C&R MV Compl Agent
18,854.28, IS Tech Spc II
19,619.79, Assr Oil & Gas Tax Auditor
20,014.40, RB Operator II
20,244.94, Attorney/Admin
22,510.02, Veterans Officer
23,657.60, DHS Case Aide I
24,070.01, Treasurer Dpty II
24,958.47, Shrf Dispatcher
26,660.22, RB Operator I
26,702.59, DHS Eligibility Spec/Admin
27,178.53, RB Operator IV
27,266.15, DHS Family Engagement Facilitator
27,324.50, Shrf Reserve Dpty
27,895.10, DHS Case Aide I
27,963.20, SWL Operator
28,325.36, RB District Supv
29,753.26, C&R MV Compl Agent
30,517.66, WRR Sr Transport Driver
33,169.66, Public Info Coordinator
33,453.95, Shrf Patrol Dpty
34,293.00, Facility Custodial
35,230.02, Shrf Custodial Dpty
36,082.40, BLDG Admin Asst
37,800.00, C&R MV Clerk
37,857.74, WRR Cook
38,683.51, Extn Staff Assistant
40,807.32, WRR Cook
40,978.40, C&R Rcdl/Elec Asst
41,484.26, DHS Admin Asst
42,619.14, Frgrds Laborer
43,066.26, WIC Educator/Admin Asst
43,102.28, C&R MV Compl Agent
43,348.86, DHS Caseworker
43,554.66, RB Operator II
45,481.85, Facility Custodian
45,580.63, Facility Mntc /Temp
46,132.70, RB Operator II
48,622.27, RB Sign Maint Tech
48,782.67, RB Dir
48,809.55, SWL Dir
48,848.00, C&R MV Compl Agent
48,875.28, Extn Office Admin
48,933.77, DHS Caseworker II
49,049.15, WRR Sr Prgrm Mgr
49,642.20, F/B Bookkeeper/Payroll
49,935.08, Coroner
50,435.82, DHS Eligibility Spec
51,255.70, HR/Atty Admin Asst
51,577.44, Facility Custodial Lead II
52,009.60, C&R Bookkeeper/Election Asst
52,072.03, Assr Property Assmnt Admin
52,800.00, Assr Cartographer I/Appraisal
53,467.83, DHS Caseworker I
53,868.69, Facility Svcs Wrkr
54,160.88, Facility Svcs Wrkr
54,444.95, Assr Admin Analyst/GIS Tec
54,835.12, Shrf Rec Clrk
54,885.85, RB/Fleet Staff Asst
55,479.21, EMS Mgr
55,497.30, DHS Eligibility Lead
55,586.08, Facility Mntc
55,628.50, PH Nurse
55,691.21, RB Admin Assist III
56,164.56, F/B Grant/Act Tech
57,667.95, Assr Chief Appraiser
57,934.19, Comm Tech II
58,392.71, RB Operator II
58,488.80, Use Tax Admin
59,067.94, RB Operator II
59,298.41, Comm Spclst II
59,314.66, RB Operator II
59,530.49, RB Operator I/Weed Ctrl Tech
60,065.53, RB Operator IV
60,117.54, F/B & DHS Acct
60,570.47, RB Operator II
60,939.10, DHS Caseworker I
61,042.24, SWL Operator
61,075.50, Shrf Operations Lt
61,227.25, RB Operator III
61,472.31, RB Operator III
61,744.00, Assr Appraiser III/Personal
62,857.17, RB Operator IV
62,882.14, Shrf Office Mgr
62,912.07, Shrf Dispatcher
63,474.20, RB Operator IV
63,509.07, RB Operator II
63,757.52, SWL Operator
64,255.68, RB Operator IV
64,434.46, RB Operator IV
64,632.46, Shrf Dispatcher
65,307.64, RB Operator IV
65,791.10, RB Permit & Safety Compliance
65,878.62, RB Operator III
65,945.00, SWL Pit Foreman
67,969.25, Comm Spclst II
68,089.27, RB Operator II
68,173.22, RB Traffic Control Supv

COMBINED NOTICE - MAILING

CRS §38-38-103 FORECLOSURE SALE NO. 25-16

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On December 9, 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 Rio Blanco records.
Original Grantor(s)
Ashley Howell and Chase Howell
Original Beneficiary(ies)
Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Commonwealth Mortgage Corp.
Current Holder of Evidence of Debt
Select Portfolio Servicing, Inc.
Date of Deed of Trust
October 05, 2022
County of Recording
Rio Blanco
Recording Date of Deed of Trust
October 10, 2022
Recording Information (Reception No. and/or Book/Page No.)
325512 Book N/A Page:
Original Principal Amount
\$232,500.00
Outstanding Principal Balance
\$225,514.65

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 principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

A tract of land described as Parcel #3 in Book 488 at Page 619 of the records of Rio Blanco County, lying in Section 7, Township 2 North, Range 100 West of the 6th P.M. and being more particularly described as follows: Beginning at a point on the Northerly right of way of Colorado State Highway #64 from which Corner #3 of C.E. 1614 lies South 75°52'34" West 2710.15 feet; thence North 0°00'00" East 649.68 feet to the North line of said C.E. 1614; thence along said Northerly line North 89°59'00" East 852.50 feet to an existing fence; thence along said fence South 10°33'32" East 682.77 feet to the Northerly right of way of said highway 64; thence along said right of way North 88°45'09" West 977.85 feet to the point of beginning. Rio Blanco County, Colorado "Together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon or to be located thereon, which dwelling is or may be a manufactured home, as hereinbelow described, which manufactured home is or upon placement and affixation shall be conclusively deemed to be real estate (the "Manufactured Home"): Make: Bonnavilla Homes Model: TH 804FBA A119 Serial Number: 29 A19926 Year Built: 2010 Length and Width: '27'ft x '76'ft (LxW)

Purported common address: 29400 Highway 64 E, Rangely, CO 81648. 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, 04/08/2026, at Office of the Public Trustee, Rio Blanco County Courthouse, 555 Main Street, Meeker CO 81641, 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 2/12/2026
Last Publication 3/12/2026
Name of Publication Rio Blanco Herald Times

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS SHALL BE SENT WITH ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

● **A NOTICE OF INTENT TO CURE FILED PURSUANT TO SECTION 38-38-104 SHALL BE FILED WITH THE PUBLIC TRUSTEE AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED;**

● **A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO SECTION 38-38-302 SHALL BE FILED WITH THE PUBLIC TRUSTEE NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE;**

● **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;**

● **IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.**

Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coag.gov

Consumer Financial Protection Bureau
PO Box 27170
Washington, DC 20038
(855) 411-2372
www.consumerfinance.gov

DATE: 12/11/2025
Rhonna Waldref, Public Trustee in and for the County of Rio Blanco, State of Colorado

By: Rhonna Waldref, Public Trustee
The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

Scott Toebben #19011
Randall S. Miller & Associates PC 216 16th Street, Suite 1210, Denver, CO 80202 (720) 259 6710

Attorney File # 24CO00342 2
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.

©Public Trustees' Association of Colorado Revised 1/2015
Published Feb. 12, 19, 26, March 5, 12
Rio Blanco Herald Times

COMBINED NOTICE - MAILING

CRS §38-38-103 FORECLOSURE SALE NO. 25-15

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:
On November 13, 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 Rio Blanco records.
Alissa A Caldwell AND Jelani D Shaw
Original Beneficiary(ies)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GROUP MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt
COLORADO HOUSING AND FINANCE AUTHORITY
Date of Deed of Trust
June 28, 2023
County of Recording
Rio Blanco
Recording Date of Deed of Trust
June 28, 2023
Recording Information (Reception No. and/or Book/Page No.)
326665
Original Principal Amount
\$343,660.00
Outstanding Principal Balance
\$338,520.32

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 principal and interest when due together with all other payments provided for in the evidence of debt secured by the deed of trust and other violations thereof.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

**LOT 11 AND THE SOUTH TEN FEET OF LOT 12 BLOCK 64 TOWN OF MEEKER RIO BLANCO COUNTY, COLORADO
PARCEL ID NUMBER: 140923264011
Purported common address: 740 3rd Street, Meeker, CO 81641. 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, 3/18/2026, at Office of the Public Trustee, Rio Blanco County Courthouse, 555 Main Street, Meeker CO 81641, 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 1/22/2026
Last Publication 2/19/2026
Name of Publication Rio Blanco Herald Times

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS SHALL BE SENT WITH ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

● **A NOTICE OF INTENT TO CURE FILED PURSUANT TO SECTION 38-38-104 SHALL BE FILED WITH THE PUBLIC TRUSTEE AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED;**

● **A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO SECTION 38-38-302 SHALL BE FILED WITH THE PUBLIC TRUSTEE NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE;**

● **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;**

● **IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.**