



# CHEROKEE METROPOLITAN DISTRICT

## LETTER OF BUDGET TRANSMITTAL

DATE: January 30, 2023

TO: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached is the 2023 Budget for the Cherokee Metropolitan District in El Paso, County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This Budget was adopted on Friday, December 16, 2022. If there are any questions on the budget, please contact:

Amy Lathen, General Manager  
Cherokee Metropolitan District  
6250 Palmer Park Boulevard  
Colorado Springs, CO 80915  
Tel: (719) 597-5080  
Fax: (719) 597-5145

I, Cathy Fromm, as Chief Financial Officer of the Cherokee Metropolitan District, hereby certify that the attached is a true and correct copy of the 2023 Budget.

By: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Cathy Fromm", is written over a horizontal line.



# CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

## 2023 BUDGET MESSAGE

The Cherokee Metropolitan District is a political subdivision of the State of Colorado. The District provides water and wastewater services; maintains District owned parks and medians, facilitates the installation and maintenance of street lighting; and operates the Cherokee Ridge Golf Course.

The District is governed by a five-member Board, has 48 full-time employees, including the General Manager, and hires seasonal workers for golf course operations. The District contracts with various professionals to provide, Chief Financial Officer functions; attorneys for General Counsel and representation regarding specific legal matters (e.g. water rights negotiations and litigation); engineers specializing in water and wastewater planning and infrastructure projects; and various professional consultants, through separate agreements.

### Basis of Accounting

The District prepares its budget on the modified accrual basis of accounting and uses both governmental and proprietary funds to budget and report on its financial position.

### Revenues

#### *Rates and Fees*

The District collects no ad valorem taxes and is financed through rates and fees that are charged to consumers residing within the District's boundaries, as well as from extra-territorial consumers that have contracted with the District for the provision of water and wastewater services.

#### *Intergovernmental Revenue*

The District receives additional revenues from the State of Colorado's Conservation Trust Fund (CTF). The Department of Local Affairs distributes CTF monies quarterly to the District for the provision of Park and Recreational services.

### Funds

#### *General Fund*

The General Fund accounts for the revenue derived from District residents for the provision of street lighting.

#### *Parks Fund*

The Parks Fund accounts for revenues generated from monthly Park Fees assessed by the District, CTF monies derived from the State of Colorado, park facilities rental fees, and any grants received for Park related projects. Expenditures are used for Park maintenance and capital improvements.

### ***Golf Course Enterprise Fund***

The Golf Course Enterprise Fund reflects revenues generated from greens fees and retail sales and expenditures range from routine operating expenses to Capital expenditures to improve the facility.

### ***Water and Wastewater Enterprise Fund***

This is the major accounting fund for District revenues and operating expenditures. Revenue is derived from rates and fees charged to consumers for the provision of water and wastewater services, loan proceeds, and Grant funds. Expenditures reflected in this fund include, but may not be limited to water and wastewater operations, purchase of water resources, capital improvements, and debt service.

### **Emergency Reserve**

At the end of each year the District, where applicable, reserves that portion of the District's governmental funds' balances necessary to comply with the TABOR Amendment.

### **On the Horizon**

The District will complete the State of Colorado mandated wastewater treatment facility addition in 2023. This \$40+ million addition will utilize Reverse Osmosis to treat a portion of wastewater effluent to a regulated standard before discharge into an alluvial basin. This significant new construction project began in January of 2021. In addition to this innovative new wastewater treatment system, District staff will be engaged in several reviews of acquisition of new water sources and long-term capital improvements of the District's existing infrastructure, providing efficiency and sustainability for its current customers and expected growth. In 2023, the District will also continue to make improvements to its parks and Golf Course.

**CHEROKEE METROPOLITAN DISTRICT  
RESOLUTION NO. 2022-19**

**A RESOLUTION ADOPTING THE 2023 BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CHEROKEE METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023.**

WHEREAS, the Board of Directors of the Cherokee Metropolitan District has authorized its consultants and staff to prepare and submit a proposed budget to said governing body no later than October 15, 2022; and

WHEREAS, the proposed budget was submitted to the Board of the District for its consideration on October 14, 2022; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado Law and published in a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 16, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CHEROKEE METROPOLITAN DISTRICT OF EL PASO COUNTY, COLORADO, AS FOLLOWS:

Section 1. Adoption of Budget for 2023. That the budget as submitted, attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved and adopted by the Board as the true and accurate budget of the Cherokee Metropolitan District for fiscal year 2023.

Section 2. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto as **Exhibit A**, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated.

ADOPTED AND APPROVED this 16th day of December 2022.

  
\_\_\_\_\_  
Steve Hasbrouck, Board President

ATTEST:

  
\_\_\_\_\_  
Dennis Daniels, Secretary

**EXHIBIT A**  
**BUDGET DOCUMENT**



# **CHEROKEE METROPOLITAN DISTRICT**

## **ADOPTED 2023 BUDGET**

December 16, 2022

**GENERAL FUND**

# CHEROKEE METROPOLITAN DISTRICT

## GENERAL FUND

### ADOPTED 2023 BUDGET

#### Summary

	<u>Actual 2021</u>	<u>2022 Estimated</u>	<u>Adopted 2023 Budget</u>
<b>REVENUE</b>			
Fees	<u>\$ 140,357</u>	<u>\$ 142,000</u>	<u>\$ 142,000</u>
<b>Total Revenue</b>	<u>\$ 140,357</u>	<u>\$ 142,000</u>	<u>\$ 142,000</u>
<b>EXPENDITURES</b>			
Lighting	<u>\$ 126,955</u>	<u>\$ 130,000</u>	<u>\$ 132,000</u>
<b>Total Expenditures</b>	<u>\$ 126,955</u>	<u>\$ 130,000</u>	<u>\$ 132,000</u>
<b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ 13,402</u>	<u>\$ 12,000</u>	<u>\$ 10,000</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer to Parks Fund	<u>\$ (13,402)</u>	<u>\$ (12,000)</u>	<u>\$ (10,000)</u>
<b>Total Other Financing Sources (Uses)</b>	<u>\$ (13,402)</u>	<u>\$ (12,000)</u>	<u>\$ (10,000)</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUND BALANCE - BEGINNING</b>	<u>\$ 181,930</u>	<u>\$ 181,930</u>	<u>\$ 181,930</u>
<b>FUND BALANCE - ENDING</b>	<u>\$ 181,930</u>	<u>\$ 181,930</u>	<u>\$ 181,930</u>



**PARKS FUND**

# CHEROKEE METROPOLITAN DISTRICT

## PARKS FUND ADOPTED 2023 BUDGET

### Summary

	<u>Actual 2021</u>	<u>2022 Estimated</u>	<u>Adopted 2023 Budget</u>
<b>REVENUES</b>			
Fees	\$ 183,240	\$ 188,243	\$ 186,500
Conservation Trust	\$ 150,525	\$ 136,418	\$ 135,000
Interest/Miscellaneous Income	\$ 366	\$ 5,486	\$ 4,200
Total Revenues	<u>\$ 334,131</u>	<u>\$ 330,147</u>	<u>\$ 325,700</u>
<b>EXPENDITURES</b>			
Parks, Landscape and Open Space	\$ 251,847	\$ 281,085	\$ 323,029
Capital Outlay	\$ 48,212	\$ 208,975	\$ 21,500
Total Expenditures	<u>\$ 300,059</u>	<u>\$ 490,060</u>	<u>\$ 344,529</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>34,072</u>	<u>(159,913)</u>	<u>\$ (18,829)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer from General Fund	\$ 13,402	\$ 12,000	\$ 10,000
Total other financing sources	<u>\$ 13,402</u>	<u>\$ 12,000</u>	<u>\$ 10,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 47,474</u>	<u>\$ (147,913)</u>	<u>\$ (8,829)</u>
<b>FUND BALANCE - BEGINNING</b>	<u>\$ 288,818</u>	<u>\$ 336,292</u>	<u>\$ 188,379</u>
<b>FUND BALANCE - ENDING</b>	<u><u>\$ 336,292</u></u>	<u><u>\$ 188,379</u></u>	<u><u>\$ 179,550</u></u>

**WATER & WASTEWATER ENTERPRISE FUND**

**CHEROKEE METROPOLITAN DISTRICT**  
**WATER AND WASTEWATER ENTERPRISE FUND**  
**ADOPTED 2023 BUDGET**  
**Summary**

	Actual 2021	2022 Estimated	Adopted 2023 Budget
<b>REVENUES</b>			
Water sales	\$ 7,713,097	\$ 7,867,359	\$ 7,879,855
Sewer sales	\$ 5,214,025	\$ 5,591,368	\$ 5,923,842
Water and wastewater tap fees	\$ 6,899,413	\$ 11,026,193	\$ 5,040,000
Interest Income	\$ 9,614	\$ 273,091	\$ 200,000
Grant Income	\$ 27,937	\$ -	\$ -
Miscellaneous Income (includes Capital Contribution)	\$ 739,639	\$ 744,372	\$ 1,529,544
Total Revenues	<u>\$ 20,603,725</u>	<u>\$ 25,502,383</u>	<u>\$ 20,573,242</u>
<b>EXPENDITURES</b>			
Water System			
Purchased water	\$ 17,499	\$ 42,110	\$ 40,000
Pumping	\$ 890,623	\$ 928,449	\$ 943,700
Treatment	\$ 208,022	\$ 164,315	\$ 189,000
Transmission and distribution	\$ 1,284,276	\$ 362,860	\$ 389,000
Employee wages, benefits and training	\$ 532,205	\$ 1,702,893	\$ 1,908,071
Total Water System	<u>\$ 2,932,625</u>	<u>\$ 3,200,627</u>	<u>\$ 3,469,771</u>
Wastewater System			
Treatment	\$ 1,175,695	\$ 1,443,887	\$ 2,837,886
Collections	\$ 456,906	\$ 614,004	\$ 650,500
Total Wastewater System	<u>\$ 1,632,601</u>	<u>\$ 2,057,891</u>	<u>\$ 3,488,386</u>
Support Services			
Engineering and Pretreatment	\$ 414,385	\$ 146,317	\$ 214,500
Safety and Technical Services	\$ 307,127	\$ 150,327	\$ 169,500
Employee wages, benefits and training	\$ 211,335	\$ 648,771	\$ 608,954
Total Support Services	<u>\$ 932,847</u>	<u>\$ 945,415</u>	<u>\$ 992,954</u>
Other			
General and Administrative	\$ 1,509,736	\$ 1,583,743	\$ 1,799,818
Capital expenditures	\$ 1,220,799	\$ 2,098,178	\$ 10,589,000
Debt principal payments	\$ 1,567,624	\$ 1,536,126	\$ 1,610,027
Bond interest and fees	\$ 685,340	\$ 565,582	\$ 499,784
Total Other	<u>\$ 4,983,499</u>	<u>\$ 5,783,629</u>	<u>\$ 14,498,629</u>
Total Expenditures	<u>\$ 10,481,572</u>	<u>\$ 11,987,562</u>	<u>\$ 22,449,740</u>
<b>EXCESS OF REVENUE OVER (UNDER)</b>			
<b>EXPENSES</b>	<u>\$ 10,122,153</u>	<u>\$ 13,514,821</u>	<u>\$ (1,876,498)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Restricted Bond proceeds-TDS Project	\$ -	\$ 19,000,000	\$ 3,000,000
Bond Proceeds - 2021 A & B Issues	\$ 14,520,000	\$ -	\$ -
Escrow transfer - to retire existing debt	\$ (14,344,804)	\$ -	\$ -
Interest earned on bond proceeds	\$ 18,225	\$ 139,000	\$ 20,000
TDS Surcharge	\$ 686,585	\$ 720,000	\$ 720,000
TDS Capital Contribution - Meridian	\$ 826,107	\$ 703,240	\$ 703,240
Arbitration settlement/Attorney fees and interest	\$ 1,108,391	\$ -	\$ -
Legal Services - TDS Arbitration	\$ (470,801)	\$ -	\$ -
Cost of Bond issuance	\$ (175,196)	\$ -	\$ -
InterFund Loan to Golf Course Fund	\$ (158,354)	\$ -	\$ -
Debt Service - 2020 Bond Issue	\$ (1,360,916)	\$ (1,550,200)	\$ (1,550,200)
Capital Outlay - TDS Reduction Project	\$ (23,393,581)	\$ (19,000,000)	\$ (3,000,000)
Total Other Financing Sources (Uses)	<u>\$ (22,744,344)</u>	<u>\$ 12,040</u>	<u>\$ (106,960)</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ (12,622,191)</u>	<u>\$ 13,526,861</u>	<u>\$ (1,983,458)</u>
<b>FUNDS AVAILABLE - BEGINNING - Unrestricted</b>	<u>\$ 48,176,478</u>	<u>\$ 35,554,287</u>	<u>\$ 49,081,147</u>
<b>FUNDS AVAILABLE - ENDING - Unrestricted</b>	<u>\$ 35,554,287</u>	<u>\$ 49,081,147</u>	<u>\$ 47,097,689</u>

**GOLF COURSE ENTERPRISE FUND**

# CHEROKEE METROPOLITAN DISTRICT

## GOLF COURSE FUND

### ADOPTED 2023 BUDGET

#### Summary

	Actual 2021	2022 Estimated	Adopted 2023 Budget
<b>REVENUES</b>			
Golf revenues	\$ 1,162,739	\$ 1,207,116	\$ 1,247,000
Resale	\$ 328,576	\$ 326,500	\$ 354,500
Miscellaneous	\$ 10,530	\$ 20,762	\$ 23,000
Total Revenues	<u>\$ 1,501,845</u>	<u>\$ 1,554,378</u>	<u>\$ 1,624,500</u>
<b>EXPENDITURES</b>			
Operating Expense	\$ 689,252	\$ 807,789	\$ 877,533
Resale Expense	\$ 200,539	\$ 247,662	\$ 232,500
General and Administrative	\$ 299,676	\$ 299,214	\$ 304,597
Capital expenditures	\$ 180,754	\$ 52,563	\$ 234,000
Total Expenditures	<u>\$ 1,370,221</u>	<u>\$ 1,407,228</u>	<u>\$ 1,648,630</u>
<b>EXCESS OF REVENUE OVER (UNDER EXPENSES)</b>	<u>\$ 131,624</u>	<u>\$ 147,150</u>	<u>\$ (24,130)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Loan from Water and Wastewater Fund	\$ 158,354	\$ -	\$ -
Total other financing sources (uses)	<u>\$ 158,354</u>	<u>\$ -</u>	<u>\$ -</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 289,978</u>	<u>\$ 147,150</u>	<u>\$ (24,130)</u>
<b>FUNDS AVAILABLE - BEGINNING</b>	<u>\$ 291,690</u>	<u>\$ 581,668</u>	<u>\$ 728,818</u>
<b>FUNDS AVAILABLE - ENDING</b>	<u>\$ 581,668</u>	<u>\$ 728,818</u>	<u>\$ 704,688</u>

**NOTICE OF PUBLIC HEARING**





# PUBLIC NOTICES

## Combined Notice of Sale 2022-026

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE**  
**NO. 2022-026**

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

On August 25, 2022, 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 Elbert records.

Original Grantor(s) LEO A BARRIL II AND KATHLEEN M BARRIL  
Original Beneficiary(ies) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY  
Current Holder of Evidence of Debt M&T BANK

Date of Deed of Trust June 20, 2007  
County of Recording Elbert  
Recording Date of Deed of Trust June 22, 2007

Recording Information (Reception No. and/or Book Page No.) 486325 Book: 695 Page: 977  
Original Principal Amount \$99,293.00  
Outstanding Principal Balance \$102,663.28

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 of the terms thereof. THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOTS 11, 12 AND 13, BLOCK 14, TOWN OF SHELBY, COUNTY OF ELBERT, STATE OF COLORADO

Also known by street and number as: 432 PUEBLO AVENUE, SIMLA, CO 80859-3422. 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.

WHEREFORE, Notice is hereby given that I will at public auction, at 10:00 A.M. on Wednesday, 12/28/2022, at Elbert County Public Trustee Office, 440 Comanche Street, Kiowa, CO 80117, 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 11/3/2022  
Last Publication 12/1/2022  
Name of Publication Rancland News

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: 08/25/2022  
SHERYL L. HEWLETT, Public Trustee in and for the County of Elbert, State of Colorado  
By: Sheryl L. Hewlett, Public Trustee

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

Alison J. Barrett, Esq. #51978  
Barrett, Frappier & Wesserman, LLP 1391 Speer Boulevard, Suite 700, Denver, CO 80204 (303) 359-3711  
Attorney, File # 0000009553777

The Attorney above is acting as a debt collector and is attempting to collect a debt and any information provided may be used for that purpose.

Public Trustee's Association of Colorado Revised 1 2015  
First Publication November 3, 2022  
Final Publication December 1, 2022  
In Rancland News  
Legal No. 412

## Combined Notice of Sale 2022-023

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE**  
**NO. 2022-023**

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

On August 9, 2022, 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 Elbert records.

Original Grantor(s) JOHNNY M. LEE, JR. AND DAWN-MARIE W. LEE  
Original Beneficiary(ies) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS

Date of Deed of Trust May 27, 2008  
County of Recording Elbert  
Recording Information (Reception No. and/or Book Page No.) 494798

Original Principal Amount \$352,000.00  
Outstanding Principal Balance \$292,323.12  
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 2, Meadow Station Subdivision together with an undivided 1/7th interest in and to the general common area/property as same appears on the recorded Plat of said Subdivision Except Tract A, County of Elbert, State of Colorado. Also known by street and number as: 43793 Buckskin Road, Parker, CO 80138. 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

## FUNDING

Date of Deed of Trust April 04, 2019  
County of Recording Elbert

Recording Date of Deed of Trust April 08, 2019  
Recording Information (Reception No. and/or Book Page No.) 584X59 Book: 793 Page: 632

Original Principal Amount \$517,533.00  
Outstanding Principal Balance \$500,815.57  
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 37, PRAIRIE TRAIL RANCHES, COUNTY OF ELBERT, STATE OF COLORADO  
APN #: 7502401013

Also known by street and number as: 1941 LISBON DRIVE, PARKER, CO 80138  
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.

WHEREFORE, Notice is hereby given that I will at public auction, at 10:00 A.M. on Wednesday, 12/07/2022, at Elbert County Public Trustee Office, 440 Comanche Street, Kiowa, CO 80117, 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 10/13/2022  
Last Publication 11/10/2022  
Name of Publication Rancland News

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: 08/09/2022  
SHERYL L. HEWLETT, Public Trustee in and for the County of Elbert, State of Colorado  
By: Sheryl L. Hewlett, Public Trustee

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

Alison J. Barry #34511  
Janeway Law Firm P.C. 9800 S. Meridian Blvd., Suite 408, Englewood, CO 80112 (855) 263-9295, Fax: (303) 706-9994  
Attorney, File # 22028141

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 Trustee's Association of Colorado Revised 1 2015  
First Publication October 13, 2022  
Final Publication November 10, 2022  
In Rancland News  
Legal No. 380

## Combined Notice of Sale 2022-024

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE**  
**NO. 2022-024**

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

On August 16, 2022, 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 Elbert records.

Original Grantor(s) Charles G. Summers, III  
Original Beneficiary(ies) Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for CMG Mortgage, Inc.

Date of Deed of Trust May 17, 2008  
County of Recording Elbert  
Recording Information (Reception No. and/or Book Page No.) 494798

Original Principal Amount \$352,000.00  
Outstanding Principal Balance \$292,323.12  
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 2, Meadow Station Subdivision together with an undivided 1/7th interest in and to the general common area/property as same appears on the recorded Plat of said Subdivision Except Tract A, County of Elbert, State of Colorado. Also known by street and number as: 43793 Buckskin Road, Parker, CO 80138. 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.

WHEREFORE, Notice is hereby given that I will at public auction, at 10:00 A.M. on Wednesday, 12/14/2022, at Elbert County Public Trustee Office, 440 Comanche Street, Kiowa, CO 80117, 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 10/20/2022  
Last Publication 11/17/2022  
Name of Publication Rancland News

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: 08/16/2022  
SHERYL L. HEWLETT, Public Trustee in and for the County of Elbert, State of Colorado  
By: Sheryl L. Hewlett, Public Trustee

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

Alexis R. Abercrombie #56722  
abercrombie@smalaw.com  
Randall S. Miller & Associates, P.C.-CO 216 16th Street Suite 1210, Denver, CO 80202  
Phone: (720) 259-6710, Fax: (720) 379-1375  
Attorney File # 22C000904-1

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 Trustee's Association of Colorado Revised 1/2015  
First Publication October 20, 2022  
Final Publication November 17, 2022  
In Rancland News  
Legal No. 396

## Combined Notice of Sale 2022-025

**COMBINED NOTICE - PUBLICATION**  
**CRS §38-38-103 FORECLOSURE SALE**  
**NO. 2022-025**

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

On August 23, 2022, 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 Elbert records.

Original Grantor(s) Stephanie Howe  
Original Beneficiary(ies) Long Beach Mortgage Company

Date of Deed of Trust October 28, 2004  
County of Recording Elbert  
Recording Date of Deed of Trust November 01, 2004

Recording Information (Reception No. and/or Book Page No.) 455372\*\* Book: 665 Page: 347  
Re-Recording Information (Reception No. and/or Book Page No.) #6912 Book: 696 Page: 548  
Re-Recording Date of Deed of Trust July 12, 2007

Original Principal Amount \$272,000.00  
Outstanding Principal Balance \$262,782.20  
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.  
North 1/2, Southwest 1/4 of Section 4, in Township 9 South, Range 64 West, 6th P.M., together with a non-exclusive easement 40 feet wide, beginning on the East right of way line of the North-South County Road; the North line of said 40 feet being the South line of the North 1/2 Southeast 1/4 of said Section 5, with said easement running Easterly; Thence continuing Easterly, the South line of said 40 feet beginning 40 feet West of the Southeast corner on the South line of the Northeast 1/4 South 1/4 of Section 5; Thence Easterly on the South line of the Northeast 1/4 of Section 5, and the South line of the Northeast 1/4 of Section 5, and all of Township 9 South, Range 64 West 6th Principal Meridian, this easement can also be described as on the Northerly 40 feet of the South 1/4 Southeast 1/4 of Section 5, from the County Road East to the East line of said South 1/4 Southeast 1/4.

Thence Northerly, then Easterly on the South line of the East 40 feet of the Northeast 1/4 Southeast 1/4 of Section 5, and the South 40 feet of the Northeast 1/4 of Section 5, and the South 40 feet of the Northeast 1/4 of Section 4, County of Elbert, State of Colorado

\*\*This loan has been modified through a Loan Modification Agreement effective October 1, 2016

Also known by street and number as: 29678 County Road 17, Fitzhugh, CO 80117.  
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.

WHEREFORE, Notice is hereby given that I will at public auction, at 10:00 A.M. on Wednesday, 12/21/2022, at Elbert County Public Trustee Office, 440 Comanche Street, Kiowa, CO 80117, 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 11/23/2022  
Last Publication 11/23/2022  
Name of Publication Rancland News

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: 08/23/2022  
SHERYL L. HEWLETT, Public Trustee in and for the County of Elbert, State of Colorado  
By: Sheryl L. Hewlett, Public Trustee

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

Amanda Ferguson #44993  
Halliday, Watkins & Mann, P.C. 355 Union Blvd., Ste 250, Lakewood, CO 80228 (303) 274-0155  
Attorney File # CO11878

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 Trustee's Association of Colorado Revised 1 2015  
First Publication October 27, 2022  
Final Publication November 24, 2022  
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Legal No. 398

## Determinations of Water Right BEFORE THE COLORADO GROUND WATER COMMISSION

KIOWA-BUJOLD DESIGNATED GROUNDWATER BASIN - ELBERT COUNTY

TAKL NOTICE that pursuant to section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, Ehmman Land LP has applied for determinations of rights to allocations of designated groundwater from the Laramee-Fox Hills and Arapahoe aquifers underlying approximately 7.5 acres of land in Section 12, Township 11 North, Range 40 West of the 6th P.M. The applicant claims ownership of this land and control of the groundwater in these aquifers underlying this property. The groundwater from these allocations is proposed to be used on the described property for the following beneficial uses: domestic, stock watering, commercial, irrigation, replacement, recreation, fire protection, industrial, and wildlife.

In accordance with section 37-90-107(7), the Colorado Ground Water Commission shall allocate groundwater from the above aquifers based on ownership of the overlying land. A preliminary evaluation of the application finds the volume of water available for allocation from the aquifers underlying the above-described property to be 16,300 acre-feet for the Laramee-Fox Hills aquifer and 5,140 acre-feet for the Arapahoe aquifer. The amount in the Arapahoe aquifer represents a reduction in the volume of water available for allocation due to the existence of small capacity wells, permit nos. 13352, withdrawing water from beneath the described property. These amounts are subject to final evaluation and subsequent to issuance of the determinations, adjustment to conform to the actual local aquifer characteristics.

In accordance with section 37-90-107(7)(a), well permits issued pursuant to subsection 107(7) shall allow withdrawals on the basis of an aquifer life of one hundred years.

In accordance with Rule 5.3 of the Designated Basin Rules, preliminary evaluation of the application finds the replacement water requirement status for the aquifers underlying the above-described property to be non-contributory (4% replacement) for the Laramee-Fox Hills aquifer and contributory for the Arapahoe aquifer.

Upon Commission approval of determinations of rights to the allocations, well permits for wells to withdraw the allocations shall be available to each determination, subject to the conditions of each determination, the Designated Basin Rules, and approval by the Commission. Such wells must be completed in the aquifer for which the right was allocated and must be located on the 640 acres of above described property.

Any person wishing to object to the approval of these determinations of rights to allocations must do so in writing, briefly stating the nature of the objection, the name of the applicant, a general description of the property, and the specific aquifer that is the subject of the objection. The objection, including a required \$10 fee per application being objected to, must be received by the Colorado Ground Water Commission by close of business December 10, 2022.

Objections should be sent via email to DW@permitsonline@state.co.us, upon which the objector will be emailed an invoice for paying the fee online. If the objector is unable to provide the objection via email please contact 303-866-3581.

First Publication November 3, 2022  
Final Publication November 10, 2022  
In Rancland News  
Legal No. 419

2022. Objections should be sent via email to DW@permitsonline@state.co.us, upon which the objector will be emailed an invoice for paying the fee online. If the objector is unable to provide the objection via email please contact 303-866-3581.

First Publication November 3, 2022  
Final Publication November 10, 2022  
In Rancland News  
Legal No. 419

## NOTICE OF PROPOSED 2023 BUDGET

(Pursuant to 29-1-106, C.R.S.)  
Public Trustee of Elbert County, CO

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the Public Trustee of Elbert County, CO for the year of 2023. The proposed budget is available for inspection by the public in the Public Trustee Office of Elbert County located at 440 Comanche Street, Kiowa, CO 80117. Such proposed budget has been scheduled for a public hearing to be held on Wednesday November 30, 2022 at 11:00 A.M. at 440 Comanche Street, Kiowa, CO 80117.

Any interested elector of Elbert County may file any objections to the proposed budget at any time prior to the final adoption of the budget by the Public Trustee.

NOTICE IS HEREBY GIVEN that a hearing by the Elbert County Public Trustee to adopt the 2023 budget and appropriate funds for said budget shall be held on Wednesday November 30, 2022 at 11:00 P.M. at 440 Comanche Street, Kiowa, CO 80117.

PUBLIC TRUSTEE OF ELBERT COUNTY, CO  
Published November 10, 2022  
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## NOTICE OF PUBLIC HEARING ON THE 2023 BUDGET

PAINT BRUSH HILLS METROPOLITAN DISTRICT  
9985 Townner Avenue  
Falcon, Colorado 80831

NOTICE is hereby given that a proposed budget for 2023 recommending residential rate increase of 8 percent and commercial increase rate of 30 percent has been submitted to the Board of Directors. A copy of the proposed budget has been filed in the office of the Paint Brush Hills Metropolitan District, 9985 Townner Avenue, Falcon, Colorado, where the same is open for public inspection.

Such a proposed budget will be considered at a public hearing during a Regular Meeting of the Board of Directors to be held at 9985 Townner Avenue, Falcon, Colorado on Thursday, December 8, 2022, at 5:30 PM. Any interested elector of the Paint Brush Hills Metropolitan District may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget.

BY ORDER OF THE BOARD OF DIRECTORS:  
PAINT BRUSH HILLS METROPOLITAN DISTRICT  
By: Robert Guevara  
District Manager  
Published November 10, 2022  
In Rancland News  
Legal No. 430

## Public Notice CHEROKEE METROPOLITAN DISTRICT NOTICE OF REGULAR BOARD MEETING AND PUBLIC HEARING DISCUSSION ON IN-DISTRICT AND OUT-OF-DISTRICT WATER RATES

DECEMBER 16, 2022 at 10:00 a.m. (AMENDED)

(previously scheduled for December 20, 2022 at 10:00 a.m.)

NOTICE IS HEREBY GIVEN, pursuant to C.R.S. §33-1-101(2)(a), to the customers of the Cherokee Metropolitan District and all other interested parties, that the Board of Directors of the Cherokee Metropolitan District of the County of El Paso, State of Colorado, will be conducting a Regular Meeting and Public Hearing at 10:00 a.m. on Friday, December 16, 2022 in the Conference Room at the District's office located at 6250 Palmer Park Blvd., Colorado Springs, CO 80915, for the purpose of discussing in-district and out-of-district water rates.

NOTICE IS FURTHER GIVEN that any customer or other interested party may appear at said time and place for the purpose of providing input, comments or objections regarding the discussion of water rates. Information regarding the in-district and out-of-district water rates discussion may be obtained from the District's Office located at 6250 Palmer Park Blvd., Colorado Springs, CO 80915, Monday through Friday during normal business hours of 8 a.m. to 5 p.m.

This meeting is open to the public. CHEROKEE METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
By: Amy Lathen, General Manager  
Published November 10, 2022  
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Legal No. 429