

<p>DISTRICT COURT, LARIMER COUNTY, COLORADO</p> <p>Court Address: 201 La Porte Ave, Suite 100 Ft. Collins, CO 80521 (970) 494-3500</p> <hr/> <p>PLAINTIFF: JOHN FUNK, an individual,</p> <p>v.</p> <p>DEFENDANTS: ALLEN DEKREY, an individual, CARLA HAMILTON, an individual, DEBORAH A. MORGAN, in her capacity as Larimer County Public Trustee, and IRENE E. JOSEY, in her capacity as Larimer County Treasurer.</p> <hr/> <p>Attorneys for Plaintiff, Nathaniel J. Thompson, Atty. Reg. #: 41219 Law Offices of Nathaniel J. Thompson 1888 N Sherman St Ste 200 Denver, CO 80203 Phone Number: 720-319-7049 E-mail: <a href="mailto:nathaniel@njtlaw.net">nathaniel@njtlaw.net</a></p>	<hr/> <p>Case Number: 2019CV030020</p> <p>Div.: 3B Ctrm:</p>
<p align="center"><b>SHERIFF'S COMBINED NOTICE OF SALE AND RIGHTS TO CURE AND REDEEM SALE 19001536</b></p>	

Under an Order for Entry of Default Judgment entered April 25, 2019, in the above entitled action, I am ordered to sell certain real property, as follows:

Original Grantor: Carla Hamilton  
Original Beneficiary: John Funk  
Current holder ("Holder") of evidence of debt ("Debt"): John Funk  
Trust Deed date: April 5, 2017  
Trust Deed recording date: April 25, 2017  
Trust Deed recording information: Reception No. D0086479  
County of Recording: Larimer County, Colorado  
Original principal balance of Debt: \$143,000  
Principal balance of Debt on date of this Notice: \$142,332.28  
Amount of Judgment entered 4/25/2019: \$156,941.72

AND

Debtor: Allen Dekrey  
Creditor: John Funk  
Current holder of evidence of debt: John Funk

Transcript of Judgment Date: July 12, 2018  
Transcript of Judgment recording date: July 19, 2018  
Transcript of Judgment recording information: Reception No. 20180044002  
County of Recording: Larimer County, Colorado  
Original judgment amount: \$142,781.75  
Original judgment date: September 8, 2016  
Current judgment amount (5/24/2019): \$176,609.77

Legal description of property ("Property") to be foreclosed: S24FT of Lot 6 & N 72 FT of Lot 7, BLK 4, Pleasant Acres 2<sup>nd</sup> Replat.

Property Address: 724 Kimberly Drive, Fort Collins, CO 80524

**THE LIEN OF THE TRUST DEED BEING FORECLOSED MAY NOT BE A FIRST LIEN.  
THE PROPERTY IS ALL OF THE PROPERTY PRESENTLY ENCUMBERED BY THE  
TRUST DEED.**

The covenants violated under the Debt or Trust Deed or both are 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 Trust Deed and other violations of the terms thereof, and the legal holder of the indebtedness has accelerated the same and declared the same immediately fully due and payable.

**NOTICE OF SALE**

THEREFORE, NOTICE IS HEREBY GIVEN that I will, at 10:00 o'clock A.M., on September 26, 2019, in the Office of the Larimer County Sheriff, Civil Division, 2501 Midpoint Drive, Fort Collins, CO 80525, sell to the highest and best bidder for cash, the said real property described above, and all interest of said Grantor and the heirs and assigns of said Grantor therein, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as provided by law.

First publication: July 28, 2019  
Last publication: August 25, 2019  
Name of publication: Loveland Reporter Herald

**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 THE STATUTES WHICH MAY AFFECT YOUR RIGHTS ARE ATTACHED HERETO.

A NOTICE OF INTENT TO CURE FILED PURSUANT TO COLORADO REVISED STATUTES § 38-38-104 SHALL BE FILED WITH THE UNDERSIGNED AT LEAST 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 COLORADO REVISED STATUTES § 38-38-302 SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.

The name, address, business telephone number and Colorado bar registration number of each attorney representing the Holder of the Debt is as follows:

Law Office of Nathaniel J. Thompson, LLC  
Nathaniel J. Thompson, #41219  
1888 N Sherman Street, Suite 200  
Denver, CO 80203  
Tele: (720) 319-7049

Attached hereto are copies of certain Colorado statutes that may vitally affect your property rights in relation to this proceeding. Said proceeding may result in the loss of property in which you have an interest and may create a personal debt against you. You may wish to seek the advice of your own private attorney concerning your rights in relation to this foreclosure proceeding.

INTENT to cure or redeem, as provided by the aforementioned laws, must be directed to or conducted at the Sheriff Department for Larimer County, Civil Division, 2501 Midpoint Drive, Fort Collins, CO 80525.

**THE ATTORNEY NAMED ABOVE IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT; ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

This Sheriff's Notice of Sale is signed July 3, 2019.

Justin E. Smith  
Larimer County Sheriff

By: \_\_\_\_\_  
Melissa Persing, Civil Process Specialist

[Attach to mailed Notices copies of C.R.S. § § 38-37-108, 38-38-103, 38-38-104, 38-38-301, 38-38-302, 38-38-304, 38-38-305, and 38-38-306.]