

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2024-02

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

On March 20, 2024, 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 Dolores records.

Original Grantor(s)	Timothy W Thompson and Carla Thompson
Original Beneficiary(ies)	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ROCKY MOUNTAIN MORTGAGE SPECIALISTS, INC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt	BANK OF AMERICA, N.A.
Date of Deed of Trust	September 01, 2005
County of Recording	Dolores
Recording Date of Deed of Trust	September 12, 2005
Recording Information (Reception No. and/or Book/Page No.)	00149185 Book: 0341 Page: 172
Original Principal Amount	\$158,340.00
Outstanding Principal Balance	\$133,442.59

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.

TRACT I

A tract of land in the E1/2 of Section 4, Township 41 North, Range 19 West, N.M.P.M., being more particularly described as follows:

BEGINNING at the SE Corner of said Section 4;

THENCE South 89° 56' 17 " West a distance of 877.50 feet along the South line of said Section 4;

North 00° 01' 49" West a distance of 1780.54 feet;

East a distance of 877.50 feet to the East line of said Section 4;

South 00° 01' 49" East a distance of 1779.59 feet along the East line of said Section 4 to the point of beginning.

TRACT II

A tract of land in the E1/2 of Section 4, Township 41 North, Range 19 West, N.M.P.M., being more particularly described as follows:

BEGINNING at a point in the E1/2 of said Section 4, from which point the SE Corner of said

Section 4 bears South 30° 11' 29" East a distance of 1746.51 feet;

THENCE North 00° 01' 49" West a distance of 270.00 feet;

West a distance of 270.00 feet;

South 00° 01' 49" East a distance of 270.00 feet

East a distance of 270.00 feet to the point of beginning.

Purported common address: 5044 County Road 5, Dove Creek, CO 81324.

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, 10/30/2024, at 409 North Main St. Dove Creek, CO 81324, 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	9/4/2024
Last Publication	10/2/2024
Name of Publication	Cortez Journal

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: 03/20/2024

Taylor Funk, Public Trustee in and for the County of Dolores, State of Colorado



By: Taylor Funk, Public Trustee

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

Lynn M. Janeway #15592

Janeway Law Firm, P.C. 9540 Maroon Circle, Suite 320, Englewood, CO 80112 (303) 706-9990

Attorney File # 24-031728

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.