

DISTRICT COURT, COUNTY OF WELD, STATE OF COLORADO
CIVIL ACTION NO. 2025CV30575, Division/Courtroom 10

Western Equipment Finance, a division of Western State Bank
Plaintiff,

v.

K 3 Industries, d/b/a K3 Industries, Inc, All Seasons Ground Maintenance DBA as K3 Industries,
Charles R. King III and Michelle King
Defendant(s).

**COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
AND RIGHT TO CURE AND REDEEM**

Sheriff Sale No. 25CP3799

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff by virtue of a Writ of Execution dated July 28, 2025, in favor of the plaintiff, Western Equipment Finance, a division of Western State Bank, and against K 3 Industries, d/b/a K3 Industries, Inc, All Seasons Ground Maintenance DBA as K3 Industries, Charles R. King III and Michelle King, Defendants, which transcript of judgment recorded on the current holder of a transcript of judgment recorded on July 7, 2025, at 5039636 in the records of the Clerk and Recorder of the County of Weld, State of Colorado whereby I am commanded to make out of the lands, tenements, goods, and chattels, owned by the Defendant(s)/Owner(s), K 3 Industries, d/b/a K3 Industries, Inc, All Seasons Ground Maintenance DBA as K3 Industries, Charles R., King III and Michelle King, the sum of One Hundred Nine Thousand Two Hundred Eighty Four Dollars and 10/100s (109,284.10) plus post-judgment interest and continuing costs of collection and attorney's fees, resulting from Weld County District Court Civil Action 25CV30575.

I have levied upon the personal property of the defendant(s) to wit:

1. 2020 Isuzu NPR, VIN: JALC4W163L7012404
2. Tymco 210, Serial Number: 2020006SNJ27558
3. 2021 Isuzu NPR HD Diesel, VIN JALC4W168N7014393
4. 2021 Liberty DX, Serial Number: 1A3HD1120076574

(hereinafter the "Property").

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST
LIEN ON THE SUBJECT PROPERTY.**

Judgment in the amount of \$109,284.10.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that, on October 1st and 2nd, 2025 from 8:00AM to 4:00PM, Ritchie Bros. Auctioneers, (Online Auction Only) 4444 Ritchie Dr, Longmont, CO 80504, will offer for public sale to the highest and best bidder, for cash, at public auction, all the right, title and interest of the Defendant in said property described above, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as proved by law.

Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale.

Bidders are required to have cash or certified funds to cover their highest bid at the time of sale. Certified funds are payable to the registry of the 19th Judicial Court for Weld County.

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All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 970-356-4015. The name, address and telephone number of the attorney representing the legal owner of the above described lien is Peter Murphy, Esq., Reg No. 23328, Markus Williams Young & Hunsicker LLC, 1775 Sherman Street, Suite 1950, Denver, Colorado 80203; telephone 303-866-0109.

DATED at Weld County, Colorado this 21st Day of August, 2025.

STEVE REAMS, SHERIFF,
COUNTY OF WELD,
STATE OF COLORADO

By: Sergeant Daniel Chapman