

DISTRICT COURT, LARIMER COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2018CV030176, Division/Courtroom 3C

COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY 19000703

WINDSOR WAREHOUSE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
v.
MITCH D. BOCK; and DENISE BOCK, et al.
Defendant(s).

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Civil Division of the Sheriff's Department of Larimer County, Colorado at 10 O'clock A.M., on the 27TH day of June, 2019, at 2501 Midpoint Dr., Fort Collins, CO 80525, phone number 970-498-5155. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. 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 SUFFICIENT TO COVER THEIR HIGHEST BID BY 1 PM THE DAY OF SALE.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$15,378.76.

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This is to advise you that a Sheriff's sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to Court Order dated and C.R.S. 38-38-101 et seq. by Windsor Warehouse Condominium Association, Inc. the holder and current owner of a lien recorded on February 20, 2015 at Reception No. 20150009707 in the records of the Clerk and Recorder of the County of Larimer, State of Colorado. The foreclosure is based on a default under the Condominium Declaration of The Windsor Warehouse Condominiums (A Leasehold Common Interest Condominium Project in Windsor, Colorado) recorded on 12/14/2006 at Rec #20060095163 in the records of the Clerk and Recorder of the County of Larimer, State of Colorado. The Declaration establishes a lien for the benefit of Windsor Warehouse Condominium Association, Inc. against real property legal described as follows:

CONDOMINIUM UNIT B-3, THE WINDSOR WAREHOUSE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP OF THE WINDSOR WAREHOUSE CONDOMINIUM, RECORDED ON DECEMBER 14, 2006 AT RECEPTION NO. 2006-0095164 AND THE AFFIDAVIT OF CORRECTION RECORDED FEBRUARY 6, 2007 AT RECEPTION NO. 20070009586, AND AS DEFINED BY THE CONDOMINIUM DECLARATION OF THE WINDSOR WAREHOUSE CONDOMINIUMS, RECORDED ON DECEMBER 14, 2006 AT RECEPTION NO. 2006-0095163, AND SUBJECT TO AND INCLUDING THAT UNDIVIDED INTEREST IN THE GROUND LEASE RECORDED ON DECEMBER 14, 2006 AT RECEPTION NO. 2006-0095160, AS SET FORTH IN SAID DECLARATION, ALL RECORDED IN THE OFFICE OF THE CLERK AND RECORDER, LARIMER COUNTY, COLORADO.

And also known as: 7352 Greenridge Rd #B-3, Windsor, CO 80550

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.

The attorney representing the legal owner of the above described lien is: Azra Taslimi, Reg No. 44317, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999

DATED at Larimer County, Colorado, this 27th day of March, 2019.

Sheriff of Larimer County, Colorado
By: Kerry Ketterer, Civil Process Specialist