

<p>District Court, Larimer County, Colorado  Court Address:  Larimer County Justice Center  201 LaPorte Avenue, Suite 100  Ft. Collins, CO 80521-2721</p> <hr/> <p><b>Plaintiffs:</b> RAMS HORN VILLAGE OWNERS' ASSOCIATION</p> <p>V</p> <p><b>Defendants:</b> WINDY RANCH HOLDINGS, an American Business Trust; DENNIS C. ZIPFEL; SUSAN K. QUIGLEY; PETERS FAMILY TRUST, a Colorado Trust; ROBERT E. JENNERS; and MARTHA M. JENNERS</p> <hr/> <p><i>Attorney for Plaintiff</i>  Karen J. Radakovich  Frascona, Joiner, Goodman and Greenstein, P.C.  4750 Table Mesa Drive  Boulder, Colorado 80305  Phone Number: (303) 494-3000  Fax Number: (303) 494-6309  E-mail: <i>karen@frascona.com</i>  Atty. Reg. No.: 11649</p>	<p style="text-align: center;"><input type="checkbox"/> COURT USE ONLY <input type="checkbox"/></p> <hr/> <p>Case Number:  <p style="text-align: center;"><b>2018CV30233</b></p> <p>Div.                      Ctrm:</p> </p>
<p>SHERIFF'S COMBINED NOTICE OF SALE AND RIGHTS TO CURE AND REDEEM  19000552</p>	

Under a Judgment and Decree of Foreclosure entered on December 13, 2018, in the above entitled action, I am ordered to sell certain real property, as follows:

Original Grantor	DENNIS C. ZIPFEL; SUSAN K. QUIGLEY
Original Beneficiary	RAMS HORN VILLAGE OWNERS' ASSOCIATION
Current Holder of the evidence of debt secured by the Judgment	RAMS HORN VILLAGE OWNERS' ASSOCIATION
Date of Lien	October 14, 2017
Date of Recording of Lien	October 23, 2017
County of Recording	Larimer, Colorado
Recording Information	Reception No. 20170071116
Outstanding Principal Balance of the secured indebtedness as of the date hereof February 6,	\$5,552.00

2019	
Amount of Judgment entered (12/13/2018)	\$9,587.63
Description of property to be foreclosed	<p>Four Week Fractional Ownership Estate consisting of a Four Week undivided interest as tenants in common in Condominium Unit No. 22, Rams Horn Village, a Condominium according to the recorded map recorded the 30th day of August 1990 as Reception No. 90039230, and the Condominium and Fractional Ownership Declaration recorded the 21st day of August 1990 as Reception No. 90037457; and Amendment thereto recorded the 6th day of March 1991 as Reception No. 91008995, as Supplemented by the recorded map of Supplement No. 1 recorded the 27th day of July 1992 as Reception No. 92043551, as Supplemented by the recorded map of Supplement No. 2 recorded the 11th day of May 1994 as Reception No. 94041177, as Supplemented by the recorded map of Supplement No. 3 recorded the 20th day of September 1996 as Reception No. 96068726, as Supplemented by the recorded map of Supplement No. 4 recorded the 28th day of August 1997 as Reception No. 97056487, as Supplemented by the recorded map of Supplement No. 5 recorded the 12th day of August 1998 as Reception No. 98068998, as the same may be amended and supplemented from time to time, County of Larimer, State of Colorado, together with the exclusive right to possession and occupancy of said Condominium during <b>Two</b> (Red), <b>Two</b> (White), Zero (Blue) season for Four Time Period(s) subject to the Declaration.</p>

THE PROPERTY TO BE SOLD AND DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

**THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.**

The covenants of said Deed of Trust have been violated as follows: failure to make payments on said indebtedness when the same were due and owing, 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 o'clock A.M., on the 13<sup>TH</sup> day of June, 2019, in the Office of the Larimer County Sheriff, Civil Division, 2501 Midpoint Dr., Ft. Collins, Colorado 80525, phone number (970) 498-5155, 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: April 21, 2019

Last Publication: May 19, 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 PURSUANT TO § 38-38-104, C.R.S., SHALL BE FILED WITH THE SHERIFF AT LEAST FIFTEEN (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 § 38-38-302, C.R.S., SHALL BE FILED WITH THE SHERIFF NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE.

The name, address, and business telephone number of each of the attorneys representing the holder of the evidence of debt are as follows:

Karen J. Radakovich, Atty. Reg. No. 11649, Frasca, Joiner, Goodman & Greenstein, P.C., (303) 494-3000, 4750 Table Mesa Drive, Boulder, Colorado 80305

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, Civil Division, 2501 Midpoint Dr., Ft. Collins, Colorado 80525.

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

This Sheriff's Notice of Sale is signed March 15, 2019.

Justin E. Smith, Sheriff,  
Larimer County, Colorado

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

Statutes attached: 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, as amended.

**[ATTACH COPIES OF LISTED STATUTES ONLY TO THE MAILED NOTICE—NOT TO THE PUBLISHED NOTICE]**