

DISTRICT COURT, LARIMER COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2018CV030873, Division/Courtroom 5C

**COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
Sale 19001960**

WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

v.

BEVERLY D. PARMER, WELLS FARGO BANK, NA., DEPARTMENT OF THE TREASURY – INTERNAL REVENUE
SERVICE and DEBORAH MORGAN, AS PUBLIC TRUSTEE OF LARIMER COUNTY, 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 Sheriff's Department of the County of Larimer, State of Colorado at 10 O'clock .A.M., on the 21st day of November 2019, at 2501 Midpoint Dr., Fort Collins, CO 80525, phone number 970-498-5155. At which sale, the below 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.

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT
PROPERTY. Judgment is in the amount of \$4,606.93.**

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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 March 27, 2019, and C.R.S. 38-38-101 et seq. by WILDWOOD TOWNHOMES HOMEOWNERS ASSOCIATION, INC., the holder and current owner of a lien recorded on September 21, 2016 at 20160063695 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 Declaration of Wildwood Townhomes Homeowners Association, Inc. recorded on October 13, 2015 at Reception#20150068549 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 Wildwood Townhomes Homeowners Association, Inc. against real property legally described as follows:

Lot 24, Wildwood Townhomes, P.U.D., as shown on the Plat for Wildwood Townhomes P.U.D., recorded on January 9, 1996 at Reception No. 96002359, and as defined by the Declaration of Covenants, Conditions and Restrictions, recorded on January 25, 1996, at Reception No. 96005769, and amendment recorded May 2, 1996 at Reception No. 96030766 and amendment recorded January 2, 1997 at Reception No. 97000166. Together with the exclusive right to use Limited Common Element 26. County of Larimer, State of Colorado

Also known as: 2602 Timberwood Dr. #24
Fort Collins, CO 80528

**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, Esq., Reg No. 44317, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.8999.

DATED: ___ August 27, 2019.

Justin E. Smith
Larimer County Sheriff