

Sale # 19000704

Plaintiff: AMENDED WINDSONG HOMEOWNERS ASSOCIATION, a Colorado non-profit corporation

vs.

Defendants: MARTHA L HUMMEL; FIRST NATIONAL BANK OF ARIZONA, N.A.; AND DEBORAH A. MORGAN AS THE PUBLIC TRUSTEE FOR LARIMER COUNTY

**COMBINED NOTICE OF SHERIFF'S SALE AND NOTICE OF RIGHTS TO CURE AND RIGHTS TO REDEEM**

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to the Larimer County District Court's Order for Verified Motion for Default Judgment Decree for Judicial Foreclosure dated February 28, 2019, and C.R.S. §38-38-101 et seq., by Amended Windsong Homeowners Association ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Amendment of Declaration of Covenants, Conditions and Restrictions for Circle Park Subdivision of Windsong Addition to the City of Loveland, Colorado and Amended Windsong Homeowners Association recorded with the Larimer County Clerk and Recorder on December 22, 1993, at Reception No. 93098597, as amended ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Amended Windsong Homeowners Association, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows:

Lot 56, Block 1, Circle Park Subdivision, City of Loveland, County of Larimer, State of Colorado ("Property").

The Property being foreclosed is all of the property encumbered by the Association's lien. You are advised that the parties liable thereon, the owner of the Property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. **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 Sheriff's sale has been scheduled to occur at 10:00 A.M., on the 27th day of June, 2019, at the Sheriff's Office Administration Building, located at \_\_\_\_\_ telephone number \_\_\_\_\_. At the sale, the Sheriff will sell the above described real property and improvements thereon to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in or to said real property in connection with this sale.

**BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THEIR HIGHEST BID AT THE TIME OF SALE.**

The name, address, and telephone number of the attorney representing the Plaintiff is: Damien Bielli, #35256, Vial Fotheringham LLP, 12600 W. Colfax Ave. Ste. C200, Lakewood, CO 80215; telephone: 720-943-8811.

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DATED at Larimer County, Colorado, this 27<sup>th</sup> day of March, 2019.

Sheriff of Larimer County, Colorado

By: Kerry Ketterer, Civil Process Specialist