

DISTRICT COURT, LARIMER COUNTY, STATE OF COLORADO  
CIVIL ACTION NO. 2019 CV 30112, Division/Courtroom 3B

**COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY  
AND RIGHT TO CURE AND REDEEM  
# 19001370**

The Rocky Mountain Investment Group, LLC, a Colorado limited liability company,  
Plaintiff,  
v.

Suzanne Nightingale, individually; Wells Fargo, National Association, a foreign corporation; Public Service Credit Union a/k/a Canvas Credit Union, a Colorado non-profit corporation; and Springcastle Credit Funding Trust through its Trustee Wilmington Trust, National Association, a Delaware corporation.

Defendants.

Regarding: Condominium Unit No. 992, Building No. 2, Justice Center Place Condominiums, according to the First Supplemental Condominium Map of Justice Center Place Condominiums, recorded September 19, 2002 under Reception No. 2002099321 and a defined by the Condominium Declaration of Justice Center Place Condominiums, recorded April 30, 2002 under Reception No. 2002047554, and First Supplemental Condominium Declaration recorded September 19, 2002 under Reception No. 2002099322 in the real estate records of the Clerk and Recorder of Larimer County, Colorado. County of Larimer, State of Colorado, subject to the terms, conditions restriction and obligations of said Condominium Declaration, and any and all amendments thereto.

Also known as: 992 North Monroe Avenue, Loveland, Colorado 80537

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 12<sup>th</sup> day of September, 2019, at 2501 Midpoint Drive, 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. Plaintiffs 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 \$17,315.55.**

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**NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM**

RE: Sheriff Sale of Real Property under Decree of Judicial Foreclosure, pursuant to Court Order and C.R.S. 38-38 101 *et seq.*, Larimer County, State of Colorado

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 April 22, 2019, and C.R.S. 38-38-101 *et seq.* by The Rocky Mountain Investment Group, LLC, the holder and current owner of an Assignment of Assessment Lien recorded on January 17, 2019 at Reception No. 20190002852 in the records of the Clerk and Recorder of Larimer County, State of Colorado. The foreclosure is based on a default under the Condominium Declaration of Justice Center Place recorded with the Larimer County Clerk and Recorder on April 30, 2002 at reception no. 2002047554; the First Supplemental Condominium Declaration to Justice Center Place recorded with the Larimer County Clerk & Recorder at Reception

No. 2002123519 on November 18, 2002 (collectively the "Declaration"). The Declaration establishes a lien for the benefit of Justice Center Place Condominium Association against real property legally described as follows:

Condominium Unit No. 992, Building No. 2, Justice Center Place Condominiums, according to the First Supplemental Condominium Map of Justice Center Place Condominiums, recorded September 19, 2002 under Reception No. 2002099321 and a defined by the Condominium Declaration of Justice Center Place Condominiums, recorded April 30, 2002 under Reception No. 2002047554, and First Supplemental Condominium Declaration recorded September 19, 2002 under Reception No. 2002099322 in the real estate records of the Clerk and Recorder of Larimer County, Colorado. County of Larimer, State of Colorado, subject to the terms, conditions restriction and obligations of said Condominium Declaration, and any and all amendments thereto.

Also known as: 992 North Monroe Avenue, Loveland, Colorado 80537

You may have an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. **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.** For the purpose of paying off, curing the default, or redemption as provided by the aforementioned laws, intent must be directed to or conducted at the Larimer County Sheriff's Office, Civil Division, 2501 Midpoint Drive, Fort Collins, CO 80525.

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, certain sections of which are attached hereto. 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. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine which requisite procedures and provisions control your rights in the subject property.

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at (970) 4985155. The name, address and telephone number of the attorney representing the legal owner of the above described lien is Peter J. Dauster, Gast Johnson & Muffly, PC, 323 S. College Ave., Suite 1, Fort Collins, Colorado 80524, (970) 482-4846.

DATED: \_\_June 13\_\_\_\_\_, 2019.

Justin E. Smith, Larimer County Sheriff

By: Kerry Ketterer, Civil Process Specialist