

DISTRICT COURT, LARIMER COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2019CV030648, Division/Courtroom 4C

**COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
SALE 19002515**

PARK MEADOWS OF WELLINGTON HOMEOWNERS ASSOCIATION,
Plaintiff,

v.

JASON JESSIE PRICE; COLORADO HOUSING AND FINANCE
AUTHORITY; MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.; and DEBORAH MORGAN AS PUBLIC TRUSTEE
FOR 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 Civil Division of the Sheriff's Department of Larimer County, Colorado at 10 O'clock A.M., on the 23rd day of January, 2020, 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 P.M. THE DAY OF THE SALE.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$4,602.85.

First Publication: December 1, 2019

Last Publication: December 29, 2019

Name of Publication: Loveland Reporter Herald

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 Park Meadows of Wellington Homeowners Association the holder and current owner of liens recorded on October 11, 2017 at Reception Nos. 20170068481 and 20170068507 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 Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Park Meadows recorded on 10/11/2018 at Reception#20180062334 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 Park Meadows of Wellington Homeowners Association against real property legal described as follows:

Lot 3, Block 1, PARK MEADOWS, County of Larimer, State of Colorado;

And also known as: 4308 Cypress Ridge Ln.
Wellington, CO 80549

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