

DISTRICT COURT, LARIMER COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2020 CV 30360, Division/Courtroom 4B

**COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
AND RIGHT TO CURE AND REDEEM
#20001378**

Welcome to Realty, LLC 401k Profit Sharing Plan, a Colorado limited liability company,
Plaintiff,
v.
Deborah R. Prentiss and The Estate of David W. Maurer,
Defendants.

Regarding: Lot 11, Linden Lake, County of Larimer, State of Colorado.

Also known as: 1815 Linden Lake Road, Fort Collins, Colorado 80524

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 3rd day of December, 2020, 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 \$8,147.82.

First Publication: Oct. 11, 2020

Last Publication: Nov. 8, 2020

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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 August 11, 2020, and C.R.S. 38-38-101 *et seq.* by Welcome to Realty, LLC 401k Profit Sharing Plan, the holder and current owner of an Assignment of Assessment Lien recorded on May 27, 2020 at Reception No. 20200036685 in the records of the Clerk and Recorder of Larimer County, State of Colorado. The foreclosure is based on a default under the Restrictive Covenants and Building and Use Restrictions of Lindenwood First Filing recorded with the Larimer County Clerk and Recorder in Book 1362 at Page 718 on May 5, 1967; the Restrictive Covenants and Building and Use Restrictions of Linden Lake Subdivision recorded with the Larimer County Clerk and Recorder in Book 2286 at Page 922 on April 14, 1984; and the Amendment to Covenants, Building and Use Restrictions Lindenwood Third Filing recorded with the Larimer County Clerk and Recorder in Book 2267 at Page 948 on April 12, 1984; and the Amended and Restated Restrictive Covenants and Building and Use Restrictions for Linden Lake Subdivision and a Portion of Lindenwood Third Filing recorded with the Larimer County Clerk and Recorder at Reception No. 2001048214 on June 18, 2001 (collectively the "Declaration"). The Declaration establishes a lien for the benefit of Lindenmeier Lake Homeowner's Association against real property legally described as follows:

Lot 11, Linden Lake, County of Larimer, State of Colorado.

Also known as: 1815 Linden Lake Road, Fort Collins, Colorado 80524

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) 498-5155. 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: August 24, 2020.

Justin E. Smith, Larimer County Sheriff

Melissa Persing, Civil Process Specialist