

DISTRICT COURT, LARIMER COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2020 CV 30202, Division/Courtroom 4B

**COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
AND RIGHT TO CURE AND REDEEM
21000484**

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

Patrick K Noble, individually; and Crystal Lakes Road and Recreation Association, a Colorado non-profit
corporation,
Defendants.

Regarding: Lot 59, Crystal Lakes Tenth Filing, County of Larimer, State of Colorado.

Also known as: 1641 Ottawa Way, Red Feather Lakes, Colorado 80545.

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 24th day of June, 2021, 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 \$12,860.90.

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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 November 6, 2020, 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 December 23, 2019 at Reception No. 20190081539 in the records of the Clerk and Recorder of Larimer County, State of Colorado. The foreclosure is based on a default under the Covenants of Crystal Lakes Water and Sewer Association recorded with the Larimer County Clerk and Recorder in Book 1594, at Page 624, on March 29, 1974; and the Crystal Lakes Water and Sewer Association Amended Master Declaration recorded with the Larimer County Clerk and Recorder in Book 1666, at Page 538 on October 3, 1975; and the Ratification of Amended master Declaration, supplemental Declaration and Findings of Fact, Conclusion of Law and Decree Approving Plan for Augmentation recorded with the Larimer County Clerk and Recorder in Book 1739 at Page 246 on December 17, 1976; and the Certification of Extension of Covenants recorded with the Larimer County Clerk and Recorder at Reception No.96046444 on June 26, 1996; and the Declaration of Unified Covenants, Conditions and Restriction for Crystal Lakes Subdivision recorded with Larimer County Clerk and Recorder at Reception No. 20070063997 on August 20, 2007 (collectively the "Declaration"). The Declaration establishes a lien for the benefit of Crystal Lakes Road and Recreation Association against real property legally described as follows:

Lot 59, Crystal Lakes Tenth Filing, County of Larimer, State of Colorado.

Also known as: 1641 Ottawa Way, Red Feather Lakes, Colorado 80545.

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, Johnson Muffly & Dauster, PC, 323 S. College Ave., Suite 1, Fort Collins, Colorado 80524, (970) 482-4846.

DATED: _March 17 _____, 2021.

Justin E. Smith, Larimer County Sheriff
By: Kerry Ketterer, Civil Process Specialist