DISTRICT COURT, COUNTY OF LARIMER, STATE OF COLORADO CASE NO. 20CV030629 DIV. 5B

Plaintiff: COURTYARDS AT RIGDEN FARMS HOMEOWNERS ASSOCIATION, INC., a Colorado non-profit corporation

vs.

Defendants: CLIFF A. PETERSON; CORNERSTONE HOME LENDING, INC. d/b/a CORNERSTONE MORTGAGE COMPANY; and THE OFFICE OF 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 Amended Order for Default Judgment and Decree of Foreclosure dated February 18, 2021, and C.R.S. §38-38-101 et seq., by Courtyards at Rigden Farms Homeowners Association, Inc. ("Association"), the current holder of a statutory lien. The judicial foreclosure is based on a default under the Courtyards at Rigden Farm Declaration of Covenants, Conditions, and Restrictions recorded with the Larimer County Clerk and Recorder on November 18, 2003, at Reception No. 252045, as amended ("Declaration"). The Declaration, as recorded, establishes a lien for the benefit of Courtyards at Rigden Farms Homeowners Association, Inc., WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS legally described as follows:

Lot 88, The Willows at Rigden Farms County of Larimer, State of Colorado

Also known by street and number as: 2862 Kansas Drive, Townhouse G, Fort Collins, CO 80525 ("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 <u>strictly</u> 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 __10th day of _June____, 2021, at the Sheriff's Office Administration Building, located at 2501 Midpoint Drive, Fort Collins, CO 80525______ telephone number 970-498-5155. 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 BY 1 P.M. THE DAY OF THE 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 _17th____ day of _March_____, 2021.

Sheriff of Larimer County, Colorado

By: _____

Kerry Ketterer, Civil Process Specialist