

DISTRICT COURT, LARIMER COUNTY, STATE OF COLORADO  
CIVIL ACTION NO. 2020CV030604

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

CRYSTAL LAKES ROAD AND RECREATION ASSOCIATION,  
Plaintiff,  
v.  
SAMMIE B. KING,  
Defendant.

Regarding: Lot 31, Crystal Lakes Second Filing, County of Larimer, State of Colorado

Also known as: 498 Beartrap Rd.  
Red Feather Lakes, CO 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 20th day of May 2021, 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.

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$20,579.08.**

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If the borrower believes that a lender or servicer has violated the requirements for a single point of contact in C.R.S. 38-38-103.1 or the prohibition on dual tracking in C.R.S. 38-38-103.2, the borrower may file a complaint with the Colorado Attorney General at the Colorado Department of Law, Ralph L. Carr Judicial Building, 1300 Broadway, 10<sup>th</sup> Floor, Denver, CO 80203, 720-508-6000 or the Consumer Financial Protection Bureau, P.O. Box 2900, Clinton, IA 52733-2900, 855-411-2372, <http://www.consumerfinance.gov/complaint/>; or both, but the filing of this complaint will not stop the foreclosure process.

**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.*,  
County of Larimer, 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 20, 2020, and C.R.S. 38-38-101 *et seq.* by CRYSTAL LAKES ROAD AND RECREATION ASSOCIATION, the holder and current owner of a lien recorded on February 7, 2020 at 20200008756 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 Declaration of Unified Covenants, Conditions and Restriction for Crystal Lakes Subdivision recorded on August 20, 2007 at 20070063997 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 Crystal Lakes Road and Recreation Association against real property legally described as follows:

Lot 31, Crystal Lakes Second Filing, County of Larimer, State of Colorado;

And also known as: 498 Beartrap Rd.  
Red Feather Lakes, CO 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. 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 Dr., Fort Collins, CO 80525.

**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.**

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 970-498-5150. The name, address and telephone number of the attorney representing the legal owner of the above described lien is Kate M. Leason, Esq., Reg No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, Colorado 80228-1011, 303.432.9999.

DATED: February 22, 2021.

Justin E. Smith  
Larimer County Sheriff

By: \_\_\_\_\_  
Kerry Ketterer  
Civil Process Specialist