

DISTRICT COURT, WELD COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2021CV030564, Division/Courtroom

RIDGE CREST HOMEOWNERS ASSOCIATION, INC., a Colorado non-profit corporation
Plaintiff,

v.

RACHEL SALAS; PENNYMAC LOAN SERVICES, LLC; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.; JOHN R. LEFEBVRE, JR. AS PUBLIC TRUSTEE AND
TREASURER FOR WELD COUNTY; UNKNOWN TENANT(S) IN POSSESSION
Defendant(s).

COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sheriff Sale No. 22CP1597

TO THE ABOVE NAMED DEFENDANTS, Please take notice:

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 March 14th, 2022, and C.R.S. 38-38-101 et seq. by Ridge Crest Homeowners Association, Inc, the holder and current owner of a lien recorded on December 9, 2021, at Reception number 4783774 in the records of the Clerk and Recorder of the County of Weld, State of Colorado. The foreclosure is based on a default under the Condominium Declaration of Ridge Crest Homeowners Association, Inc. recorded on January 7, 2000, at Reception Number: 2742918 in the records of the Clerk and Recorder of the County of Weld, State of Colorado. The Declaration establishes a lien for the benefit of Ridge Crest Homeowners Association, Inc. against real property legally described as follows:

Regarding: Lot 8, Block 4, Ridge Crest Subdivision Filing No. 2, Town of
Firestone, County of Weld, State of Colorado

and commonly known as 6924 Quigley Circle, Firestone, CO 80504 (hereinafter the "Property").

**PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST
LIEN ON THE SUBJECT PROPERTY.**

Judgment in the amount of \$11,405.92.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I shall, on July 21, 2022 at 10:00 a.m. at the Weld County Sheriff's Office, 1950 O Street, Greeley, CO 80631, offer for public sale to the highest and best bidder, for cash, at public auction, all the right, title and interest of the Defendant in said property described above, for the purpose of paying the judgment amount entered herein, and will deliver to the purchaser a Certificate of Purchase, all as proved by law.

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 to cover their highest bid at the time of sale. Certified funds are payable to the registry of the 19th Judicial Court for Weld County.

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All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 970-356-4015. The name, address and telephone number of the attorney representing the legal owner of the above described lien is Wendy E. Weigler, Esq., Reg No. 28419, Winzenburg, Leff, Purvis & Payne, LLP, 8020 Shaffer Parkway, Suite 300, Littleton, CO 80127, 303-863-1870.

DATED at Weld County, Colorado this 10th Day of May, 2022.

STEVE REAMS, SHERIFF,
COUNTY OF WELD,
STATE OF COLORADO

By: Sergeant Daniel Chapman