

DISTRICT COURT, WELD COUNTY, STATE OF COLORADO  
CIVIL ACTION NO. 2022CV30586, Division/Courtroom 4

Margil Farms Second Filing Homeowners Association, Inc.,  
Plaintiff,

v.

Alfredo Requejo; Laura Rivas; Colorado Housing and Finance Authority; Secretary of Housing  
and Urban Development; and John Lefebvre as Weld County Public Trustee  
Defendant(s).

**COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**Sheriff Sale No. 23CP6016**

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 January 23, 2022, and C.R.S. 38-38-101 et seq. by Margil Farms Second Filing Homeowners Association, Inc., the holder and current owner of a lien recorded on August 3, 2022, at 4846216 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 Declaration of Covenants, Conditions, and Restrictions of Margil Farms Second Filing (A Common Interest Community), recorded on July 24, 2003, at Reception Number: 3087262 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 Margil Farms Second Filing Homeowners Association, Inc. against real property legally described as follows:

Regarding: MEA 2MF L55 Margil Farms 2<sup>nd</sup> FG, County of Weld, State of  
Colorado

and commonly known as 3656 Settler Ridge Drive, Mead, CO 80542 (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 \$6,512.20.**

**NOTICE OF SALE**

THEREFORE, NOTICE IS HEREBY GIVEN that I shall, on February 8, 2024 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 19<sup>th</sup> 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 Alyssa E. Chirlin, Esq., Reg No. 53311, Smith Jadin Johnson, PLLC, 1775 Sherman St, Ste 2750, Denver, CO 80203, 720-550-7280.

DATED at Weld County, Colorado this 28th Day of November, 2023.

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

By: Sergeant Daniel Chapman