

DISTRICT COURT, WELD COUNTY, STATE OF COLORADO  
CIVIL ACTION NO. 2001CV001378, Division/Courtroom 4

CASSANDRA LEWIS, now known as Cassandra Mann,  
Plaintiff,

v.

FRANK LEWIS, deceased and LUCY LEWIS, deceased  
Defendant(s).

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

**Sheriff Sale No. 24CP1215**

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 by virtue of a Writ of Execution dated March 13, 2024, in favor of the Plaintiff, Cassandra Lewis, and against Frank Lewis (deceased) and Lucy Lewis (deceased), Defendants, which Transcript of Judgment recorded on May 30, 2023 at Reception No. 4896051 in the records of the Clerk and Recorder of the County of Weld, State of Colorado, whereby I am commanded to levy and sell the below listed property, owned by the Defendants and render said monies from the sale to said property to apply to the satisfaction of said judgment, the sum of Four Hundred Eight Seven Thousand Four Hundred Fifteen Dollars and 54/100s, (\$487,415.54) plus post-judgment interest and continuing costs of collection and attorney's fees, resulting from Weld County District Court Civil Action No. 01CV01378.

I have levied upon the following real property of the defendants, to wit:

Regarding: LOT 5, BLOCK 7, TOWN OF PLATTEVILLE, COUNTY OF  
WELD, STATE OF COLORADO.

and commonly known as 609 Grand Ave, Platteville, CO 80615 (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 \$487,415.54.**

**NOTICE OF SALE**

THEREFORE, NOTICE IS HEREBY GIVEN that I shall, on July 18, 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 applying to 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.

First Publication: May 15, 2024

Last Publication: June 12, 2024

Published In: Greeley Tribune

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 Joel C. Maguire, Esq., Reg No. 9073, Dietze and Davis, P.C., 2060 Broadway, Suite 400, Boulder, CO, 80302.

DATED at Weld County, Colorado this 28th Day of March, 2024.

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

By: Sergeant Daniel Chapman