

DISTRICT COURT, WELD COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2023CV30755, Division/Courtroom 4

McCauley Constructors Inc., a Colorado corporation,
Plaintiff,

v.

Guru Ramdas Properties Inc., a Colorado corporation,
Defendant(s).

COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sheriff Sale No. 24CP1391

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 11, 2024, and C.R.S. 38-38-101 et seq. by McCauley Constructors, Inc., the holder and current owner of a mechanic's lien recorded on April 10, 2023, at Reception No. 4891356 in the records of the Clerk and Recorder of the County of Weld, State of Colorado. The foreclosure is based on a Transcript of Judgment in the amount of \$184,896.11 against Guru Ramdas Properties Inc. recorded on March 6, 2024, at Reception No. 4947909 in the records of the Clerk and Recorder of the County of Weld, State of Colorado, and against real property legally described as follows:

Regarding: Lot 1 Block 1 Firestone Center, Town of Firestone, County of Weld,
State of Colorado

and commonly known as 5900 Firestone Blvd, 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 \$184,896.11

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I shall, on June 13, 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 19th Judicial Court for Weld County.

First Publication: April 17, 2024

Last Publication: May 15, 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 Tamir Goldstein, Esq., Reg No. 32413, Sherman & Howard, LLC, 675 15th Street, Suite 2300, Denver, CO 80202, (303) 297-2900.

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

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

By: Sergeant Daniel Chapman