

DISTRICT COURT, WELD COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2023CV30804, Division/Courtroom 4

Loan Funder LLC, Series 36848, Plaintiff,
GITSIT Solutions, LLC, Assignee,
v.
MZ5 Industries, LLC, et al
Defendant(s).

COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sheriff Sale No. 24CP2334

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 April 11, 2024, and C.R.S. 38-38-101 et seq. by GITSIT Solutions, as Judgment Creditor. The foreclosure is based on a default Default Judgment and Decree of Foreclosure. The judgment is in the amount of \$291,340.55. The Judgment established a lien for the benefit of GITSIT Solutions, LLC against real property legally described as follows:

Regarding: LOTS 10 AND 11, BLOCK 1, NORTH SIDE ADDITION TO THE
TOWN OF EATON, COUNTY OF WELD, STATE OF
COLORADO, TOGETHER WITH THAT PORTION OF ELM
STREET ADJACENT TO SAID LOTS ON THE EAST AS
VACATED BY ORDINANCE NO. 355, TOWN OF EATON
RECORDED AUGUST 3, 1979 IN BOOK 877 RECEPTION NO.
1798901, COUNTY OF WELD, STATE OF COLORADO

and commonly known as 516 Elm Avenue, Eaton, 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 \$291,340.55.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I shall, on August 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 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 Amanda Ferguson, Esq., Reg No. 44893, Halliday, Watkins & Mann, P.C., 355 Union Blvd., Suite 250, Lakewood, CO 80228, Phone: (303) 274-0155 Fax: (303) 274-0159, Email: infoco@hwmlawfirm.com. Attorney file #CO21561.

DATED at Weld County, Colorado this 15 Day of May, 2024.

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

By: Sergeant Daniel Chapman