

DISTRICT COURT, WELD COUNTY, STATE OF COLORADO  
CIVIL ACTION NO. 2024CV30976, Division/Courtroom 10

VILLAGE CAPITAL & INVESTMENT LLC,  
Plaintiff,

v.

JACOB MAURO; LOIS TROSSEN; ADRIANNE TODMAN in her Official Capacity as the Acting Secretary of Housing and Urban Development; CITY OF GREELEY FINANCE DEPARTMENT, and BRIGITTE C. GRIMM in her Official Capacity as the Public Trustee of Weld County, Colorado  
Defendant(s).

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

**Sheriff Sale No. 25CP5917**

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 November 14, 2025, and C.R.S. 38-38-101 et seq. by VILLAGE CAPITAL & INVESTMENT LLC, the holder and current owner of a lien recorded on December 2, 2022, at 4870020 in the records of the Clerk and Recorder of the County of Weld, State of Colorado. The Holder of the debt secured by the Deed of Trust declares a violation of the covenants of said Deed of Trust for reasons including, but not limited to, the failure to make payments as provided for in the Deed of Trust and Negotiable Instrument, against real property legally described as follows:

Regarding: LOT 20, BLOCK 15, WESTMOOR WEST, A SUBDIVISION OF  
THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

and commonly known as 4941 W 9<sup>TH</sup> STREET, GREELEY, CO 80634 (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 \$335,948.15.**

**NOTICE OF SALE**

THEREFORE, NOTICE IS HEREBY GIVEN that I shall, on February 19, 2026 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 Marcello G. Rojas, Esq., Reg No. 46396, Barrett Frappier & Weisserman, LLP, 1391 Speer Boulevard, Suite 700, Denver, Colorado 80204, 303.350.3711.

DATED at Weld County, Colorado this 3<sup>rd</sup> Day of December, 2025.

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

By: Sergeant Daniel Chapman