

DISTRICT COURT, WELD COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2023CV030439, Division/Courtroom 3

The Sterling Townhomes Homeowners Association,
Plaintiff,

v.

Estate of Patrice Redearth; Colorado Housing and Finance Authority; Mortgage Electronic
Registration Systems, Inc.; Health Management Systems, Inc.; and Weld County Public Trustee
Defendant(s).

COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sheriff Sale No. 23CP5447

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 September 25, 2023, and C.R.S. 38-38-101 et seq. by The Sterling Townhomes Homeowners Association, the holder and current owner of a lien recorded on January 18, 2022, at 4794815 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 The Sterling Townhomes Homeowners Association recorded on June 12, 2000, at Reception Number: 2774342 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 The Sterling Townhomes Homeowners Association against real property legally described as follows:

Regarding: Lot 6A, Block 2, Sundance Townhome P.U.D., City of Dacono,
County of Weld, State of Colorado

and commonly known as 583 Sterling Ln., Dacono, CO 80514-9329 (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 \$35,701.49.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I shall, on January 4, 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: November 8, 2023

Last Publication: December 6, 2023

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 Kate M. Leason, Esq., Esq., Reg No. 41025, Altitude Community Law P.C., 555 Zang Street, Suite 100, Lakewood, CO 80228-1011, (303)432-9999.

DATED at Weld County, Colorado this 20th Day of October, 2023.

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

By: Sergeant Daniel Chapman