

DISTRICT COURT, COUNTY OF DOUGLAS, STATE OF COLORADO
CASE NO: 2011CV1981
DIV./COURTROOM.: 1

Plaintiff: BROWNSTONES AT TOWN CENTER, INC., a Colorado nonprofit corporation,

vs.

Defendants: TWOLEVEN PROPERTIES, LLC.; SHEA MORTGAGE, INC.;
HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC.; GEORGE KENNEDY, AS
PUBLIC TRUSTEE FOR DOUGLAS COUNTY; DIANE HOLBERT, AS TREASURER
FOR DOUGLAS COUNTY; UNKNOWN TENANT(S) IN POSSESSION.

COMBINED NOTICE OF SHERIFF'S SALE

TO THE ABOVE NAMED DEFENDANTS or JUDGMENT DEBTORS, Please take notice:

You and each of you are hereby notified that a Sheriff's Sale of the referenced property is to be conducted by the Sheriff's Office of County of the Douglas, State of Colorado at 10:00 A.M., on the 10th day of February, 2012, at 4000 Justice Way, Suite 2213, Castle Rock, CO 80109, phone number 303-814-7083. At which sale, the above described real property and improvements thereon will be sold to the highest bidder. Plaintiff makes no warranty relating to title, possession, or quiet enjoyment in and to said real property in connection with this sale. Please be advised of the following policies of the Douglas County Sheriff's Office concerning sheriff's sales of real or personal property. All bidders will be required to have in their possession cash or certified funds at least equal to the amount of the judgment creditor's bid. Please telephone 303-814-7083 prior to the sale to ascertain the amount of this bid. The highest and best bidder will have one hour following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.

This is to advise you that a Sheriff sale proceeding has been commenced through the office of the undersigned Sheriff pursuant to a Court Order and Decree dated October 31, 2011, and C.R.S. §§ 38-38-101 to 401, by Brownstones at Town Center, Incorporated., the current holder of a lien recorded with the Douglas County Clerk and Recorder on August 24, 2009, at Reception No. 2009067717. The judicial foreclosure is based on a default under the Condominium Declaration for Brownstones at Town Center, Inc., recorded with the Douglas County Clerk and Recorder on January 19, 2005, at Reception No. 2004005755 ("Declaration"). The amount of the entered as of the date of this Notice is \$7,986.07. The Declaration and notices as recorded, establish a lien for the benefit of Brownstones at Town Center, Inc. **PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY** - legally described as follows:

Condominium Unit 7C, Brownstones at Town Center, in accordance with and subject to the Amended and Restated Condominium and Subassociation Declaration for Brownstones at Town Center, Inc., recorded on April 11, 2005, at Reception No. 2005031177, and the Condominium Map for Brownstones at Town Center, Phase 3, recorded on April 11, 2005, at Reception No. 2005031178 in the Office of the Clerk and Recorder of Douglas County, Colorado (the "Property"). County of Douglas, State of Colorado.

Also known as: 9555 Cedarhurst Lane, #C, Highlands Ranch, CO 80129.

YOU MAY HAVE an interest in the real property being affected, or have certain rights or suffer certain liabilities or loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property or you may have the right to cure a default under the instrument being foreclosed. In this regard, you may desire and are advised to consult with your own private attorney.

A notice of intent to cure filed pursuant to section 38-38-104 shall be filed with the officer at least fifteen calendar days prior to the first scheduled sale date or any date to which the sale is continued. A notice of intent to redeem filed pursuant to section 38-38-302 shall be filed with the officer no later than eight business days after the sale. For the purpose of paying off, curing the default, or redemption as provided by the aforementioned laws, intent must be directed to or conducted at the Douglas County Sheriff's Office, Civil Division, at 4000 Justice Way, Suite 2213, Castle Rock, Colorado 80109, (303) 814-7083.

FURTHER, you are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached to all mailed copies of this Notice.

In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the Colorado statutes attached to all mailed copies of this Notice merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine which requisite procedures and provisions control your rights in the subject property.

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at (303) 814-7083. The name, address and telephone number of the attorney representing the legal owner of the above described lien is: Stephane R. Dumont, Winzenburg, Leff, Purvis, & Payne, LLP, 1660 Lincoln St., Suite 1550, Denver, CO 80264, phone number 303-863-1870

SIGNED ON THIS 14th day of December, 2011, at Castle Rock, Colorado.

DAVID A. WEAVER
Sheriff of Douglas County, Colorado

By: Glenn D. Peitzmeier, Deputy

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