

DISTRICT COURT, DOUGLAS COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2011CV1944, Division/Courtroom 6

ROXBOROUGH PARK FOUNDATION,
Plaintiff,

v.

EVAN K. PRICE, PNC BANK, NATIONAL ASSOCIATION and GEORGE
KENNEDY AS THE PUBLIC TRUSTEE OF DOUGLAS COUNTY, COLORADO,
Defendant(s).

**COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
AND RIGHT TO CURE AND REDEEM**

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 9th day of March, 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bidder will have one hour following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.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 November 18, 2011, and C.R.S. §§ 38-38-101 to 401, by Roxborough Park Foundation, the holder and current owner of a lien recorded on June 23, 2010 at Reception No. 2010037894 in the records of the Clerk and Recorder of the County of Douglas, State of Colorado. The foreclosure is based on a default under the Declaration for Roxborough Park Foundation recorded at December 12, 1979 of the Rec. No. 347087 records of the Clerk and Recorder of the County of Douglas, State of Colorado. **THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS.** The Declaration establishes a lien for the benefit of Roxborough Park Foundation against real property legally described as follows:

Lot 21, Roxborough Park North, County of Douglas, State of Colorado

Also known as: 11228 Explorers Run, Littleton, CO 80125

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.

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 Brianna L. Schaefer, Esq., HindmanSanchez P.C., 5610 Ward Road, Suite 300, Arvada, Colorado 80002-1310, 303.432.8999.

The Sheriff's Combined Notice of Sale and Right to Cure and Redeem is signed on this 11th day of January, 2012, at Castle Rock, Colorado.

DAVID A. WEAVER
Sheriff of Douglas County, Colorado

By: Glenn D. Peitzmeier, Deputy

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