

**DISTRICT COURT, COUNTY OF DOUGLAS, STATE OF COLORADO  
CASE NO: 2011CV818 DIV.  
COURTROOM.: 3**

**Plaintiff: AUBURN HILLS HOMEOWNERS ASSOCIATION, INC., a Colorado nonprofit corporation**

**vs.**

**Defendants: PAMELA WHATCOTT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., individually and acting solely as nominee for FIRST NATIONAL BANK; WELLS FARGO HOME MORTGAGE, a division of WELLS FARGO BANK; and THOMAS S. MOWLE, as the Douglas County Public Trustee**

**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 16<sup>th</sup> day of December, 2011, 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bidder will have one hour following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.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 September 16, 2011, and C.R.S. §§ 38-38-101 to 401, by Auburn Hills Homeowners Association, Inc., the current holder of a lien recorded with the Douglas County Clerk and Recorder on July 14, 2010, at Reception No. 201043036. The judicial foreclosure is based on a default under the Declaration of Covenants, Conditions and Restrictions of Auburn Hills Homeowners Association recorded with the Douglas County Clerk and Recorder on November 14, 2000, at Reception No. 00081390 ("Declaration"). The Declaration and notices as recorded, establish a lien for the benefit of Auburn Hills Homeowners Association, Inc. **THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** - legally described as follows:

Lot 9, Block 3, Bradbury Ranch Subdivision, Filing No. 5, County of Douglas,  
State of Colorado.

Also Identified as: 16667 East Auburn Hills Drive, Parker, Colorado 80134.

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: Bujar Ahmeti, #42373, Moeller Graf, P.C., 385 Inverness Parkway, Englewood, CO 80112, telephone (720) 279-2568.

The Sheriff's Combined Notice of Sale and Right to Cure and Redeem is signed on this 19<sup>th</sup> day of October, 2011, at Castle Rock, Colorado.

DAVID A. WEAVER  
Sheriff of Douglas County, Colorado

By: Glenn D. Peitzmeier  
Deputy Sheriff

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