

DISTRICT COURT, COUNTY OF DOUGLAS, STATE OF COLORADO  
CASE NO: 2010CV1337 DIV./CTRM.: 1

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

Defendants: KEITH B. RIGHOUSE; JODI E. RIGHOUSE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., individually and acting solely as nominee for AMERICA'S WHOLESALE LENDER; US BANK NATIONAL ASSOCIATION, ND; COLORADO CREDIT UNION f/k/a JOHNS MANVILLE; WAKEFIELD & ASSOCIATES, INC.; US BANK, NA; UNITED RESOURCE SYSTEMS, INC.; US BANK NATIONAL ASSOCIATION; HS FINANCIAL GROUP, LLC; CAPITAL ONE BANK USA, NA; BONDED BUSINESS SERVICES, LTD; and DIANNE BAILEY, as the Douglas County Public Trustee

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

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 4, 2010, 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 February 6, 2007, at Reception No. 2007011415. 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 - Judgment is in the amount of \$8,090.05** legally described as follows:

Lot 14, Block 2, Bradbury Ranch Subdivision Filing No. 3A, County of Douglas, State of Colorado.

Also identified as: 16112 Grebe Place, Parker, CO 80134.

You may have an interest in the real property being foreclosed, 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. The lien being foreclosed may not be a first lien. 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. In this regard, you may desire and are advised to consult with your own private attorney.

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 hereto.

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 attached Colorado statutes 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 the requisite procedures and provisions which control your rights in the subject property.

The Sheriff's sale has been scheduled to occur at 10:00 a.m. on March 25, 2011, at the Douglas County Sheriff's Office, 4000 Justice Way, Suite 2608, Castle Rock, CO 80109; phone number (303) 814-7061. At the sale, the Sheriff will sell the real property described above, and the improvements thereon, 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:

1. 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 303-814-7061 two days prior to the sale to ascertain the amount of this bid.

2. 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.

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All telephone inquiries for information should be directed to the office of the undersigned Sheriff at (303) 814-7061. The name, address and telephone number of the attorney representing the legal owner of the above described lien is: Travis B. Keenan, #41354, Moeller Graf, P.C., 385 Inverness Parkway, Englewood, CO 80112, telephone (720) 279-2568.

Date: February 3, 2011

David A. Weaver, Sheriff  
Douglas County, Colorado

By: Jeffrey B. Egnor  
Deputy Sheriff