

DISTRICT COURT, WELD COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2023CV30681, Division/Courtroom 4

HAROLD R. RHOADES LIVING TRUST,
Plaintiff,

v.

LARRY SCOTT, TONI J. SCOTT and STATE OF COLORADO DEPARTMENT OF
REVENUE
Defendant(s).

COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Sheriff Sale No. 24CP4223

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 a Court Ordered Judgment and Decree of Foreclosure dated September 10, 2024, and C.R.S. 38-38-101 et seq. by Canoe Lake Development LLC, the holder and current owner of a lien created by the transcripts of judgment recorded on June 20, 2023, at Reception No. 4904632 and recorded on June 26, 2023, at Reception No. 4905555 in the records of the Clerk and Recorder of the County of Weld, State of Colorado. The foreclosure is based on the Court's Order to foreclose on the partial undefined interest, by virtue of being subject to an unresolved dissolution proceeding, real property legally described as follows:

Regarding: A tract of land located in part of the Northeast One-Quarter (NE4) of Section Five (5), Township Two (2) North, Range Sixty-Seven (67) West of the 6th Principal Meridian, Weld County, Colorado being more particularly described as:

Considering the East line of the Northeast One-Quarter (NE4) of said Section Five (5), to bear South 00°25'38" West, and all bearings contained herein being relative thereto:

Commencing at the Northeast (NE) Corner of said Section Five (5), thence along the east line of said Northeast One-Quarter (NE4), South 00°25'38" West, 515.23 feet to a point on the centerline of Lupton Meadows Ditch; thence continuing along said east line, South 00°25'38" West, 1211.03 feet to the Point of Beginning; thence continuing along said east line, South 00°25'38" West, 1081.24 feet to the East One-Quarter (E1/4) Corner of said Section Five (5); thence leaving said east line and along the south line of the East One-Half Northeast One-Quarter (E2NE4) of said Section Five (5), North 89°21'51" West, 1330.08 feet to the Center-East One-Sixteenth (C-E 1/16) Corner of said Section Five (5); thence leaving said south line

and along the west line of said East One-Half Northeast One-Quarter (E2NE4), North 00°43'47" East, 1399.71 feet; thence leaving said west line, South 75°50'16" East, 1361.62 feet to the Point of Beginning. (the "Property").

(2) A partial undefined interest, by virtue of being subject to an unresolved dissolution proceeding in certain shares of the in certain shares of the New Coal Ridged Ditch Company.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY.

Judgment in the amount of \$66,230.24.

NOTICE OF SALE

THEREFORE, NOTICE IS HEREBY GIVEN that I shall, on November 7, 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: September 18, 2024
Last Publication: October 16, 2024
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 Max Burkhardt, Esq., Reg No. 52646, 8120 S. Laredo Ct. Centennial Colorado (303) 517-8264.

DATED at Weld County, Colorado this 16th Day of September, 2024.

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

By: Sergeant Daniel Chapman