

POST FILING NOTICE TO LIEN HOLDERS
C.R.S. Sec.38-33.3-316(11.2)

DATE OF NOTICE:

TO: HERE NAME **ALL LIEN HOLDERS** AS SHOWN ON THE LARIMER COUNTY REAL ESTATE RECORDS.

ADDRESS: USE ADDRESS ON COUNTY RECORDS AND AN EMAIL ADDRESS IF AVAILABLE.

TO YOU AND EACH OF YOU written and electronic notice is hereby given under the terms of C.R.S. Sec.38-33.3-316(11.2) to all lienholders identified on the unit owner property records of Larimer County Colorado of a pending legal action for foreclosure. On _____ the Board of Directors of Park River West Condominium Association, Inc. ("Association") filed a case in the District Court of Larimer County Colorado to collect amounts due for Assessments, Fees, and other sums attributable to UNIT 6xx as specified in this Notice and to foreclose the statutory lien of the Association securing amounts due. The Case Caption and Docket Number are: _____.

The Unit Owner and Secured Lien Holders of Record have certain rights and prerogatives to address the potential foreclosure, satisfy any judgement, and extinguish the lien for assessments in advance of foreclosure.

Please be informed of the following:

1. The total balance due is \$ _____. The total Common Expense Assessment balance due is \$ _____. The balance is broken down to show you how the total was determined.

For Assessment Year 2023 - Assessment for year 2023 _____, Late Fees _____, Collection Fees _____, and accrued Interest _____.
Interest Per Diem for Assessment calculated from date of this Notice: \$ _____

For 2023 unpaid Fines _____, Fees _____, Charges _____, associated interest _____, and Collection Costs _____.
Interest Per Diem for Fines calculated from date of this Notice: \$ _____

2. CURE. The owner and lienholders have a right to cure the nonpayment pursuant to [section 38-38-104](#).

3. MOTION FOR STAY. The unit owner has the right to file a motion to stay the sale of the property at auction pursuant to [section 38-38-109.5](#). The decision to grant or deny a stay is that of the court.

PARK RIVER WEST CONDOMINIUM ASSOCIATION, INC. (A COLORADO NON-PROFIT CORPORATION)

BY: _____

TITLE: _____

Certificate of Service

The undersigned hereby certifies that on _____, 2025 the above and foregoing POST FILING NOTICE TO LIEN HOLDERS together with all attachments was sent by Certified United States Mail – Return Receipt Requested, postage prepaid, to the address of record or that provided to the Association by the lien holder(s) (here insert name of lien holders: **[here insert names and address]**)

I further certify on the same date I also informed each listed **lien holder** on behalf of the Association by (check as applicable-must do at least ONE for each lien holder):

_____(A) Telephone call to a telephone number that the Association has on file provided by the lien holder. If the Association attempted to contact the lien holder but no answer, the Association did, if possible, leave a voice message for the lien holder. Or

_____(B) Text message to a cellular number that the Association has on file because the lien holder has provided the cellular number to the Association; Or

_____(C) Email to an email address that the Association has on file because lien holder has provided the email address to the Association; or

I Further certify that I searched the records of the Association in advance of this notice and did not discover a demand for notice or any other designated contact, person or agent to whom duplicate notice is required.

Print Name