District Court, COUNTY OF DOUGLAS, STATE OF COLORADO
CIVIL ACTION NO. 2025CV30446, Division/Courtroom # 6
SHERIFF'S SALE NO. 26002185

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

LAKEVIEW LOAN SERVICING, LLC
Plaintiff:

v.

ANGELA ELENA ORTIZ;ZING CREDIT UNION;SUNSTREET ENERGY GROUP,LLC;SUNNOVA TE MGMT,LLC;SCOTT TURNER SECRETARY HUD;SCOTT GILL PUBLIC TRUSTEE
Defendant(s)

Regarding: LOT 672 STERLING RANCH 1 7TH AMD 0.059 AM/L
ACCOUNT #R0496339;

also known as: **9887 GENEVA CREEK LN LITTLETON, CO 80125** (the "Property")

Under a Judgement and Decree of Foreclosure entered on August 26, 2026, relating to Transcripts of Judgments recorded in the Douglas County public records the undersigned is ordered to sell certain real property set forth and described above.

TO THE ABOVE NAMED DEFENDANTS, 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 Civil Division of the Sheriff's Office of Douglas County, Colorado at **10:00 A.M., on the 31st day December, 2026**, at 4000 Justice Way, Suite 2213, Castle Rock, CO 80109, phone number 303-660-7527. 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. 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 303-660-7527 prior to the sale to ascertain the amount of this bid. The highest and best bidder will have two hours following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.

BIDDERS ARE REQUIRED TO HAVE CASH OR CERTIFIED FUNDS SUFFICIENT TO COVER THE INITIAL BID AT THE TIME OF SALE.

PLEASE NOTE THAT THE JUDGMENTS BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Recorded Transcripts of Judgement are in the amount of $362,840.00

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 303-660-7527. The name, address and telephone number of the attorney representing the legal owner of the above described lien is BARRETT FRAPPIER & WEISSERMAN, LLP 1391 SPEER BOULEVARD SUITE 700 Denver, CO 80204 ,(303) 350-3711

Dated 11/5/2026, Castle Rock, CO

DOUGLAS COUNTY SHERIFF'S OFFICE SEAL COLORADO

Darren M. Weekly
Sheriff of Douglas County, Colorado

Jeremy Finkenbinder, Deputy
Douglas County, Colorado
1410

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