

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

SHADOW CANYON CONDOMINIUMS ASSOCIATION INC  
Plaintiff:

v.

LARRY E. EVANS  
Defendant(s)

**Regarding:**

BUILDING 4, UNIT 101, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P- 17, SHADOW CANYON CONDOMINIUMS, IN ACCORDANCE WITH AND SUBJECT TO THE CONDOMINIUM DECLARATION FOR SHADOW CANYON CONDOMINIUMS RECORDED AUGUST 12, 2005, AS RECEPTION NO. 2005075997 AND ANNEXATION RECORDED SEPTEMBER 23, 2005, AT RECEPTION NO. 3005091274, AND THE CONDOMINIUM MAP RECORDED ON AUGUST 12, 2005, AT RECEPTION NO, 200575996 AND CORRECTION AND SUPPLEMENT RECORDED SEPTEMBER 20, 2005, AT RECEPTION NO. 2005089456 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF DOUGLAS, STATE OF COLORADO;

also known as: 4799 COPELAND CIR #101 LITTLETON, CO 80126 (the "Property")

Under a Judgement and Decree of Foreclosure entered on November 11, 2024, 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 13th day February 2025**, 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bidder will have two hours following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.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 \$11,793.00**

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 Hal R. Kyles #23891, Orten Cavanagh Holmes & Hunt, LLC, 1445 Market St Suite 350 Denver, CO 80202, (720) 221-9780.

Dated 12/19/2024, Castle Rock, CO



Darren M. Weekly  
Sheriff of Douglas County, Colorado

  
Kirk Ring, Deputy  
Douglas County, Colorado