

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

BLACKFEATHER CONDOMINIUM ASSOCIATION
Plaintiff:

v.

JENNIFER M FORCE, BRIAN FORCE, et al.,
Defendant(s)

Regarding: CONDOMINIUM UNIT 117, BUILDING NO.1, BLACKFEATHER - PHASE I, ACCORDING TO THE CONDOMINIUM MAP OF BLACKFEATHER - PHASE I. RECORDED ON APRIL 15, 2003, UNDER RECEPTION NO. 2003051935 AND AFFIDAVITS OF CORRECTION RECORDED MAY 14, 2003, UNDER RECEPTION NO. 2003072233 AND NOVEMBER 13, 2003. UNDER RECEPTION NO. 2003163441, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF BLACKFEATHER, RECORDED ON OCTOBER 7, 2002, UNDER RECEPTION NO. 2002103111 AND THE SUPPLEMENTAL CONDOMINIUM DECLARATION, RECORDED ON JULY 28, 2004, UNDER RECEPTION NO. 2004078682 IN THE RECORDS OF THE CLERK AND RECORDER OF DOUGLAS COUNTY. COLORADO, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE SPACE NO. 1-4, COUNTY OF DOUGLAS, STATE OF COLORADO.;

Also known as: 494 Black Feather Loop #117, Castle Rock, CO 80104;

also known as: **494 Black Feather Loop 117 Castle Rock, CO 80104** (the "Property")

Under a Judgement and Decree of Foreclosure entered on March 1, 2021, 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 29th day of September, 2022**, 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bidder will have two hours following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.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 \$16,885.04

All telephone inquiries for information should be directed to the office of the undersigned Sheriff at 303-660-7527. The attorney representing the legal owner of the above-described lien is: Kate M. Leason Reg No. 41025, ALTITUDE COMMUNITY LAW 555 ZANG STREET SUITE 100 LAKEWOOD, CO, 80228-1011, 303-432-9999

Dated 8/16/2021, Castle Rock, CO

Tony Spurlock
Sheriff of Douglas County, Colorado

Tommy Barrella, Deputy
Douglas County, Colorado

First Publication: 8/25/2022

Last Publication: 9/22/2022

Published In: Douglas County News Press