

DISTRICT COURT, DOUGLAS COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2022CV030293 Division / Courtroom 5
SALE NO. 23001177

COMBINED NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ADJUSTABLE RATE MORTGAGE-
BACKED PASS THROUGH CERTIFICATES, SERIES 2006-1
Plaintiff:

v.

BRIDGET BARTELDS et al.
Defendant(s):

Regarding: LOT 141, LONE TREE FILING NO. 16-D, COUNTY OF DOUGLAS, STATE OF COLORADO

Purported common address: 8746 CROOKED STICK PLACE, LONE TREE, CO 80124 ("the Property")

Also known as: 8746 CROOKED STICK PLACE LONE TREE, CO 80124

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 7th day of September 2023** 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bidder will have two hours following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.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 THEIR HIGHEST BID AT THE TIME OF SALE.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$667,478.30

NOTICE OF RIGHT TO CURE AND RIGHT TO REDEEM

RE: Sheriff's Sale of Real Property pursuant to Court Order and §38-38-101 et seq., C.R.S.

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 Order** dated 6/2/2023 and §38-38-101 et seq., C.R.S., by U.S. BANK NATIONAL ASSOCIATION, the current holder and owner of a statutory lien against the real property located in the County of Douglas, State of Colorado, **WHICH LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY AND IMPROVEMENTS** legally described as follows, to wit:

Regarding: LOT 141, LONE TREE FILING NO. 16-D, COUNTY OF DOUGLAS, STATE OF COLORADO

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You may have an interest in the real property being affected or have certain rights or suffer certain liabilities or

loss of your interest in the subject property as a result of said foreclosure. You may have the right to redeem the real property, or you may have the right to cure a default under the instrument being foreclosed. **A notice of intent to cure filed pursuant to section 38-38-104 shall be filed with the officer at least fifteen calendar days prior to the first scheduled sale date or any date to which the sale is continued. If the sale date is continued to a later date, the deadline to file a notice of intent to cure by those parties entitled to cure may also be extended. A notice of intent to redeem filed pursuant to section 38-38-302 shall be filed with the officer no later than eight business days after the sale.** For the purpose of paying off, curing the default, or redemption as provided by the aforementioned laws, intent must be directed to or conducted at the Douglas County Sheriff's Office, Civil Division, 4000 Justice Way, Suite 2213, Castle Rock, CO 80109.

You are advised that the parties liable thereon, the owner of the property described above, or those with an interest in the subject property, may take appropriate and timely action under Colorado statutes, certain sections of which are attached hereto. In order to be entitled to take advantage of any rights provided for under Colorado law, you must strictly comply and adhere to the provisions of the law. Further, you are advised that the attached Colorado statutes merely set forth the applicable portions of Colorado statutory law relating to curative and redemption rights; therefore, you should read and review all the applicable statutes and laws in order to determine which requisite procedures and provisions control your rights in the subject property.

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 is JANEWAY LAW FIRM #15592, 9540 MAROON CIR Suite 320 ENGLEWOOD, CO 80112, Phone: (855) 263-9295 Fax: (303) 706-9994 JLF No.: 19-022876

IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFBP), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coloradoattorneygeneral.gov

Federal Consumer Financial Protection Bureau
P.O. Box 4503
Iowa City, Iowa 52244
(855) 411-2372
www.consumerfinance.gov

Dated 7/13/2023, Castle Rock, Colorado

Darren M. Weekly, Sheriff
Douglas County, Colorado

Jennifer Johnson, Deputy
Douglas County, Colorado

First Publication: 7/13/2023
Last Publication: 8/10/2023
Published In: Douglas County News Press

Colorado Revised Statutes attached: §§ 38-37-108, 38-38-103, 38-38-104, 38-38-301, 38-38-302, 38-38-304, 38-38-305, and 38-38-306, C.R.S., as amended.