

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

IN THE INTEREST OF MARIE M CHAVEZ  
Plaintiff:

v.

GILBERT CHAVEZ  
Defendant(s)

Regarding: A tract of land in the S1/2 of the SW1/4 of Section 6, and in the N1/2 of the NW1/4 of Section 7, Township 8 South, Range 65 West of the 6th P.M., described as follows: Beginning at the Southwest corner of said Section 6 (the Northwest corner of Section 7); Thence N1°02'20"E along the West line of said Section 6, a distance of 572.00 feet to a point to the Southerly line of a tract lying to the North; Thence S81°42'54"E along said Southerly line a distance of 799.40 feet to a point on the roadway; Thence S7°54'E along said roadway, a distance of 485.00 feet to a point in Section 7, Township 8 South, Range 65 West; Thence N88°27'09"W a distance of 868.44 feet to the Point of the Beginning, Together with a non-exclusive access easement over, in and upon all roads in said N1/2 of the NW1/4 and said S1/2 of the SW1/4 lying South of Highway 86, County of Douglas, State of Colorado

Commonly known as: 9102 Warriors Mark Drive, Franktown, CO 80116;

also known as: **9102 Warriors Mark Dr Franktown, CO 80116** (the "Property")

Under a Judgement and Decree of Foreclosure entered on April 2, 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 13th day May, 2021**, 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bidder will have two hours following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.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 \$1,222,247.65.**

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 FRASCONA JOINER GOODMAN AND GREENSTEIN PC 4750 TABLE MESA DR BOULDER, CO 80305, (303) 4943000

Dated 4/15/2021, Castle Rock, CO

Tony Spurlock  
Sheriff of Douglas County, Colorado

Tommy Barrella, Deputy  
Douglas County, Colorado

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