

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

HIGHLANDS RANCH COMMUNITY ASSOCIATION  
Plaintiff:

v.

ROY YANG et al.,  
Defendant(s)

Regarding: LOT 153, HIGHLANDS RANCH FILING NO. 122-H, COUNTY OF DOUGLAS, STATE OF  
COLORADO

Also known as: 4705 Waldenwood Drive, Highlands Ranch, CO 80130;

also known as: **4705 Waldenwood Dr Highlands Ranch, CO 80130** (the "Property")

Under a Judgement and Decree of Foreclosure entered on April 20, 2022, 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 25th day August 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bidder will have two hours following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.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 \$20,148.93**

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 Wendy E. Weigler with WINZENBURG LEFF PURVIS & PAYNE LLP 8020 SHAFFER PKWY SUITE 300 LITTLETON, CO 80127, (303) 863-1870

Dated 6/30/2022, Castle Rock, CO

Tony Spurlock  
Sheriff of Douglas County, Colorado

Tommy Barrella, Deputy  
Douglas County, Colorado