

DISTRICT COURT, DOUGLAS COUNTY, STATE OF COLORADO
CIVIL ACTION NO. 2018CV45, Division/Courtroom 5
SHERIFF'S SALE NO. 2020-0000641

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

PREMISES PARKER WAREHOUSE CONDOMINIUM ASSOCIATION INC, Plaintiff,
v.
RAY BRIEN, Defendant,

Regarding: UNIT B-13, RECORDED CONDOMINIUM MAP FOR PREMISES PARKER
WAREHOUSE CONDOMINIUMS LOCATED IN LOT 3, BLOCK 2, TWENTY MILE INDUSTRIAL
PARK SUBDIVISION FILING NO. 1, DOUGLAS COUNTY, COLORADO

Also known as: 18596 EAST LONGS WAY, PARKER, CO 80134

TO THE ABOVE-NAMED DEFENDANT, 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 10th day September, 2020, 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bidder will have one hour following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.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 LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN ON THE SUBJECT PROPERTY. Judgment is in the amount of \$48,022.68.

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 Fred Ginsberg, Esq., Ginsberg Law PC., 19201 e. Mainstreet, Suite 201., Parker, CO 80134, Phone: (303) 841-0877 Fax: (303) 841-0993. Attorney Registration #: 1029.

Tony G. Spurlock
Sheriff of Douglas County, Colorado

By: Tommy Barrella, Deputy

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