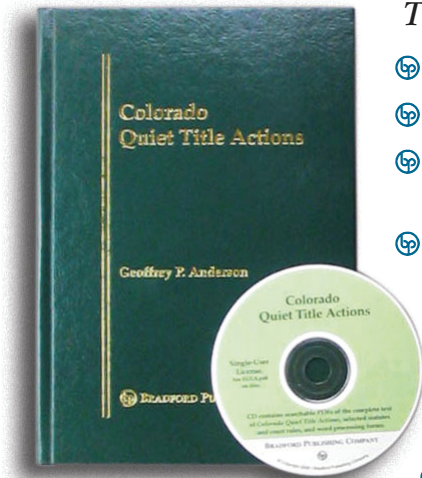




COLORADO QUIET TITLE ACTIONS



This book gives you:

- Ⓟ Thorough discussion of prefiling issues.
- Ⓟ Useful forms for taking the case from complaint to final decree.
- Ⓟ Extensive discussion of substantive issues, including adverse possession.
- Ⓟ Techniques and resources for unearthing vital historic information.
- Ⓟ Discussion of judicial foreclosures and receiverships.
- Ⓟ Trial considerations and settlement strategies.
- Ⓟ Advice on working with experts.
- Ⓟ Information on federal quiet title actions.
- Ⓟ Discussion of ethics issues in representing multiple landowners.

Colorado Quiet Title Actions provides a step-by-step discussion of how to evaluate, investigate, file, and resolve lawsuits over real estate title problems. Useful to the novice as well as the skilled practitioner, the book includes discussions about identification of parties, whether the parties have a right to a jury trial, how to handle defunct companies, service of process, military parties, and many other issues that arise in preparing a quiet title lawsuit.

Quiet title actions are unique in that they often require evidence of historic land usages going back 20 to 100 years or more. The author discusses numerous research techniques and sources of historical information that can make or break a quiet title case.

In addition, the book includes extensive discussions of typical substantive legal issues that arise in quiet title actions. The treatment of Colorado adverse possession law is especially thorough. Other substantive law topics include prescriptive easements, public roads, boundary disputes, partition, equitable subrogation, spurious liens, and more.

Lawyers handling quiet title cases will learn about statutes of limitations, working with title companies, *lis pendens*, working with experts, judicial foreclosures, receiverships, private condemnation, settlement strategies, trial considerations, and ethical issues.

The book also includes many useful forms for taking a quiet title case from complaint to final decree.

Geoff Anderson is a partner with the law firm Sweetbaum, Sands and Anderson, P.C., where his practice focuses primarily on real estate litigation, real estate transactions, and commercial litigation. He has represented clients throughout the State of Colorado. Litigation matters have included real estate title issues, title insurance matters, private condemnation, mined land reclamation issues, construction defect, mechanics' lien litigation, and enforcement of security interests, among others. Mr. Anderson also represents buyers, sellers, and lenders in real estate transactions. A particular area of emphasis in Mr. Anderson's practice is road and access law. With the changing land use patterns in Colorado brought about by growth and an interest by many people to buy mountain properties, disputes over access across both public and private properties have become quite common. Mr. Anderson has litigated many of these cases in federal court in Denver as well as in state courts throughout Colorado. To learn more about Geoff Anderson go to www.bradfordpublishing.com/Colorado-Quiet-Title-Actions.



Learn to evaluate, investigate, file, and resolve real estate title lawsuits!

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The searchable CD contains the text of *Colorado Quiet Title Actions*, the current supplement, selected statutes and court rules, and valuable word processing forms.

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