

NOTICE OF SALE

2011CV3752

PER C.R.S. § 38-38-103

(Sheriff Foreclosure)

City and County of Denver Sheriff Sale No. 17007351

This Combined Notice Concerns a Foreclosure

Described as Follows:

Original Debtor(s) on the Lien Being Foreclosed: Xact
Funding, LLC

Original Lien Claimant on the Lien Being Foreclosed:
Thomas Enterprises, LLC

**Current Holder (“Holder”) of the Evidence of Debt
 (“Debt”) Secured by the Lien Being Foreclosed:**
Thomas Enterprises, LLC

Date of Court Order Authorizing the Foreclosure:
October 25, 2017

Original Principal Balance of Secured Indebtedness:
\$4,392,325.04

Outstanding Principal Balance of Secured
Indebtedness: \$7,871,654.04 as of October 25, 2017.

This sum does not include additional interest or other
amounts allowed by law.

YOU ARE NOTIFIED AS FOLLOWS:

A judicial foreclosure proceeding was commenced
by the above-referenced Holder to foreclose on a
Judgment Lien and Transcript of Judgment, in the
District Court of the City and County of Denver, State
of Colorado, Case No. 2011CV3752.

The above-referenced Court ordered a foreclosure on
certain property secured by the Judgment Lien. The
undersigned Sheriff has been commanded to sell the

following real property (the “Property”) which is the
subject of this Combined Notice:

Condominium Unit No. 428, Building AA, Woodstream
Falls, a Condominium in accordance with the Declaration
recorded on April 13, 1978 in Book 1638 at Page 526
and First Amendment to Condominium Declaration
recorded January 10, 1980 in Book 2086 at Page 176
and the Condominium Map recorded on April 13, 1978 in
Book 6 at Page 75 of the Denver County records and as
amended by Surveyor’s Statement recorded October 12,
1979 in Book 2028 at Page 580, together with the
exclusive right to use the following limited common
elements: Parking Space C-41, City and County of
Denver, State of Colorado.

Also known as: 9725 East Harvard Avenue, Unit 428,
Denver, Colorado 80231

**THE PROPERTY DESCRIBED HEREIN IS ALL OF THE
PROPERTY CURRENTLY ENCUMBERED BY THE
LIEN.**

The violation of the covenant of the evidence of debt
upon which the foreclosure is based is as follows: Failure
to pay sums due the Holder on a contractual
indebtedness.

You may have an interest in the 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
Property or you may have the right to cure a default
under the instrument being foreclosed. Any Notice of
Intent to Cure must be filed no later than fifteen (15)
calendar days prior to the date of the foreclosure sale. 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. In this regard, you may desire and are advised to consult with your own private attorney.

If you believe that the lender or servicer of this mortgage has violated the requirements for a single point of contact in section 38-38-103.1, Colorado Revised Statutes, or the prohibition on dual tracking in section 38-38-103.2, Colorado Revised Statutes, you may file a complaint with the Colorado attorney general, the federal Consumer Financial Protection Bureau, or both, at <http://coag.gov/file-complaint> or <http://www.consumerfinance.gov/complaint/> respectively. The filing of a complaint will not stop the foreclosure process. The Colorado Attorney General can be contacted at 720-508-6000 and the Consumer Financial Protection Bureau can be contacted at 855-411-2372.

Further, 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 the requisite procedures and provisions which control your rights in the subject property.

THEREFORE, AT 10:00 a.m., on the 8th day of March, 2018, at the City and County Building (Front Steps), located at 1437 Bannock Street, Denver, CO 80202, phone number 720-865-9556, the undersigned Sheriff will sell the Property at public auction to highest bidder submitting funds to as specified by C.R.S. §38-38-106 to pay the Secured Indebtedness and certain other sums, all as provided by applicable law and the Court Order, and will deliver to the purchaser a Certificate of Purchase as provided by law. All bidders will be required to have in their possession certified funds at least one dollar (\$1.00) over the amount of the judgment creditor's bid. Please telephone 720-865-9556 two business days prior to the sale to ascertain the amount of this bid. The highest and best bidder will have until 2:00 p.m. following the sale to tender the full amount of their bid, or they will be deemed to have withdrawn their bid.

PLEASE NOTE THAT THE LIEN BEING FORECLOSED MAY NOT BE A FIRST LIEN.

The name, address, business telephone number, and Colorado bar registration number of the attorney for the Holder are as follows:

Brian T. Ray, Esq.
Hatch Ray Olsen Conant LLC
730 Seventeenth Street, Suite 200
Denver, Colorado 80202
Telephone: (303) 298-1800
Attorney Reg. No. 34914

DATED at Denver, Colorado this 14th, day of December 2017.

I, the undersigned do hereby certify that on the 14th day of December 2017, copies of the COMBINED NOTICE OF SALE PER C.R.S. § 38-38-103 (Sheriff Foreclosure), in Sheriff's Sale No. 17007351, were deposited in the United States Mail, postage prepaid, addressed to the addresses set forth on the mailing list provided by Hatch Ray Olsen Conant LLC.

Patrick Firman, Sheriff

City and County of Denver, Colorado

By: Deputy Sheriff Sergeant R. Line

First Publication: 01/12/2018

Last Publication: 02/09/2018

Published In: The Intermountain Jewish News

NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 17PR0588

In the Matter of the Estate of
JANET MARY TOLIVER MCCRAY, AKA JANET T.
MCCRAY, JANET T. MOSKAL Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before May 19, 2018, or the claims may be forever barred.

KENDRA MOSKAL
Personal Representative
1637 Jackson St.
Denver, CO 80206

First Publication: January 19, 2018
Second Publication: January 26, 2018
Last Publication: February 2, 2018
Published: Intermountain Jewish News

COLORADO DIVISION OF INSURANCE
SYNOPSIS OF ANNUAL STATEMENT FOR
PUBLICATION

Required pursuant to §10-3-109(1), C.R.S.
FOR YEAR 2016

As Rendered to the Commissioner of Insurance
UNITED CASUALTY AND SURETY INSURANCE
COMPANY

NAIC Number 36226
1250 Hancock St., #803N
Quincy, MA 02169

Assets \$9,149,163
Liabilities \$2,779,395
Capital and Surplus/Policyholder Surplus
\$6,369,768

DIVISION OF INSURANCE
CERTIFICATE OF AUTHORITY
TO WHOM IT MAY CONCERN:
THIS IS TO CERTIFY that the
UNITED CASUALTY AND SURETY INSURANCE
COMPANY

organized under the laws of Massachusetts, subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a Property and Casualty

insurance company, as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, canceled or suspended.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver this first day of March, 2016.

Marguerite Salazar

Commissioner of Insurance

First Publication: January 12, 2018

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2017PR031209

In the Matter of the Estate of

JOYCE K. SACHTER, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before May 20, 2018, or the claims may be forever barred.

MARK LEE LEVINE

Personal Representative

44 Cook Street, Suite 100

Denver, CO 80206

LIBBI LEVINE SEGEV, Atty. Reg: 33687

Attorney for the Personal Representative

44 Cook Street Suite 100

Denver, CO 80206

Phone Number:(303)434-8553

Fax Number:(720) 545-2218

Email: libbi@levinesegev.com

First Publication: January 19, 2018

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NOTICE TO CREDITORS BY PUBLICATION

PURSUANT TO §15-12-801, C.R.S.

Case No. 2017PR31405

In the Matter of the Estate of

CARMINE GASPERETTI, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before May 19, 2018, or the claims may be forever barred.

NANCY ANITA SCHMIDT-GASPERETTI

Personal Representative

c/o Olivere Law, PLLC

1763 Franklin Street

Denver, Colorado 80218

YVONNE E. OLIVERE, Atty. Reg: 36284

Attorney for the Personal Representative

Olivere Law, PLLC

1763 Franklin Street

Denver, CO 80218

Phone Number:(303) 974-5617

Email: yvonne@oliverelaw.com
First Publication: January 19, 2018
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NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2018PR30059 Division 3
In the Matter of the Estate of
KENNETH A. BAIRD, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before May 26, 2018, or the claims may be forever barred.

MARCYA A. BAIRD
Personal Representative
690 S. Corona St.
Denver, CO80209

LARRY M. SNYDER, Atty. Reg. #: 7667
Attorney for the Personal Representative
650 South Cherry Street, Suite 1000
Denver, CO 80246-1812
Phone Number:(303) 321-0800
FAX Number: (303) 468-6039
E-mail: lmsnyder@firstavelaw.com
First Publication: January 26, 2018
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PUBLIC NOTICE OF PETITION FOR CHANGE OF
NAME

Case Number: 17CO2315 Courtroom 175
Public Notice is given on 1/12/18 that a Petition for a Change of Name of an Adult has been filed with the Denver County Court.

The Petition requests that the name of CHRISTIAN NOEL DIDE AGOSSOLI be changed to CHRISTIAN NOEL DIDE-AGOSSOLI.

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NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.

Case No. 2018PR30017
In the Matter of the Estate of
EUGENE L. DEIKMAN a/k/a EUGENE LAWRENCE DEIKMAN, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before June 3, 2018, or the claims may be forever barred.

ROBERTA C. DEIKMAN
Personal Representative
C/O John T. Snow, Esq.
1601 Blake Street, Suite 310

Denver, CO 80202
JAMES C. HACKSTAFF, Reg. No. 13262
JOHN T. SNOW, Reg. No. 34957
HACKSTAFF & SNOW, LLC
Attorneys for the Personal Representative
1601 Blake Street, Suite 310
Denver, CO 80202
Phone Number:(303) 534-4317
FAX Number: (303) 534-4309
First Publication: February 2, 2018
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NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.

Case No. 2018PR30020

In the Matter of the Estate of
MARQUETTA JEWELL CHAVEZ, a/k/a MARQUETTA
JEWEL CHAVEZ and MARQUETTA CHAVEZ,
Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before June 6, 2018, or the claims may be forever barred.

JEFFREY CHAVEZ
Personal Representative
c/o The Limbaugh Law Firm, LLC
13791 E. Rice Pl., Ste. 122
Aurora, CO 80015

OREN "VON" LIMBAUGH, Atty. Reg. #: 31640
Attorney for the Personal Representative
The Limbaugh Law Firm, LLC
13791 E. Rice Pl., Ste. 122
Aurora, CO80015
Phone Number: 303-662-9922
E-mail: von@limbaughlaw.net
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NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.

Case No. 2018PR30090

In the Matter of the Estate of
STANLEY THOMAS PAPROCKI, a/k/a STAN THOMAS
PAPROCKI, a/k/a STANLEY T. PAPROCKI, Deceased.
All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before June 2, 2018, or the claims may be forever barred.

JANET K. KILLICK
Personal Representative
6902 E. Mexico Avenue
Denver, CO80224-2242

JOHN F. GRIEBEL, ESQ., Atty. Reg. #: 278
Attorney for the Personal Representative
681 GRANT STREET
Denver, CO 80203

Phone Number:(303) 830-2783
FAX Number: (303) 860-1758
E-mail: John@JFGlawfirm.com
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Phone Number:(303) 321-3747
FAX Number: (303) 388-6386
E-mail: stephen@oxmanandoxman.com
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NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2017PR31430

In the Matter of the Estate of
ARLENE MOUNGER, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before June 15, 2018, or the claims may be forever barred.

CYNTHIA PUMPHREY
Co-Personal Representative
24314 Norchester Way
Spring, TX 77389
SHELIA MITCHELL
Co-Personal Representative
13096 Oleoke Lane
Houston, TX 77015

STEPHEN E. OXMAN, Atty. Reg. #: 5295
Attorney for the Co-Personal Representatives
OXMAN & OXMAN, P.C.
210 Clayton Street, Suite 1
Denver, CO 80206

NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.
Case No. 2018PR30024

In the Matter of the Estate of
GLORIA ABRAMS, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before June 15, 2018, or the claims may be forever barred.

LEON STEVEN ROITER
Personal Representative
2734 W Yale Avenue
Denver, CO80219

STEPHEN E. OXMAN, Atty. Reg. #: 5295
Attorney for the Personal Representative
OXMAN & OXMAN, P.C.
210 Clayton Street, Suite 1
Denver, CO 80206
Phone Number:(303) 321-3747
FAX Number: (303) 388-6386
E-mail: stephen@oxmanandoxman.com
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NOTICE TO CREDITORS BY PUBLICATION
PURSUANT TO §15-12-801, C.R.S.

Case No. 2018PR30004

In the Matter of the Estate of
SAM PLUSS, Deceased.

All persons having claims against the above-named estate are required to present them to the Personal Representative or to the Denver Probate Court of the City and County of Denver, Colorado, on or before June 6, 2018, or the claims may be forever barred.

DOUGLAS A. PLUSS

Personal Representative

3033 East First Avenue, Suite 502
Denver, CO 80206

JAY H. CHAPMAN, Atty. Reg. #: 00645
Attorney for the Personal Representative
Chapman & Roth, LLC
1355 S. Colorado Blvd., Suite 600
Denver, CO 80222
Phone Number: 303-759-4004
FAX Number: 303-757-0231
E-mail: jay@chapmanroth.com
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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Wyatt's, Lone Star, Boulder Valley Towing, and Klaus' Towing abandoned vehicle sale: Address: 5130 Brighton Boulevard, Denver, CO 80216, Phone: (303) 777-2448. **Sale Date: 02/2/2018:

STOCK	YEAR	MAKE/MODEL
	VIN	
82017	2001	BMW X5 H26999
82139	2009	Dodge Avenger 501257
82132	2001	Dodge Grand Caravan 228965
81809	2004	Dodge Stratus 255310
81789	2001	Dodge Grand Caravan 213910
81858	2009	Ducati 1198 S 021884
82214	1995	Ford E250 B82083
82154	2000	Ford Focus 418121
82053	1986	Ford Bronco A57068
82016	2004	Ford Explorer B12838
81935	1990	Ford E150 A55506
81932	1998	Ford E250 B90660
81861	1989	Ford Bronco A31039
82150	1995	Honda Accord 030097
82002	2005	Honda Accord 005892
81822	2001	Honda Civic 060697
81816	2002	Honda Odyssey 015231
81808	1994	Honda Accord 022670
81770	1998	Honda CR-V 106775
81745	1991	Honda Civic 559008
82102	2006	Hyundai Tiburon 216033
82001	1998	Infiniti QX4 029471
81999	1997	Jeep Grand Cherokee 768563

81970 2001 Kia Optima 051824
81824 1995 Land Rover Discovery 131781
81823 1993 Lexus ES 300 135954
81882 1998 Mazda Protege 232692
81815 2001 Mazda Tribute M38956
81840 2000 Mitsubishi Montero 000641
81829 2000 Mitsubishi Mirage 007402
81996 2001 Nissan Altima 106764
81869 2000 Nissan Sentra 003411
81799 2002 Nissan Altima 262930
81741 1997 Nissan Maxima 537205
82165 1997 Plymouth Breeze 570000
82074 1999 Saturn SL1 129402
81780 2002 Saturn SL 212928
82022 1994 Subaru Impreza 830747
81826 1998 Subaru Legacy 615888
82209 1993 Toyota Tercel 365363
81927 1978 Toyota Dolphin Camper 152831
81724 2000 Toyota Camry 447044
81715 2001 Volkswagen GTI 082695

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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Colorado Auto Recovery, INC., 281 E. 55th Ave, Denver CO 80216, 720-400-9995.

YEAR/MAKE/MODEL VIN #
2014 Ford Escape A10229
Homemade Trailer 258909
2005 Chevy Equinox Van 183701

1998 Dodge Stratus 197983
2005 Chevy Impala 283045
1994 Mazda Protege 742190
1993 Ford F150 B78564
2001 Toyota Camry 453555
2005 BMW X5 E83467
2004 Volvo XC90 080772
2009 Audi S5 038903
2006 Kia Spectra 5 365242
2001 Ford Expedition B80212
2000 Audi A4 065455
1992 Mercury Topaz 613574
2002 Suzuki Aerio 100936
2002 Toyota Camry 028803
1999 Ford F150 A94684
2003 Saturn Vue 893216
2003 Nissan Xterra 639142
1998 Oldsmobile LSS 802716
2006 Nissan Altima 369146
2001 Volkswagen Jetta 090109

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Public Notice

59124 2004 Mazda MVP 516991
59112 2006 Volkswagen Jetta 760440
59102 2004 Chevrolet Impala 159791
59084 2004 BMW 330Xi N36625
59075 2002 Ford Taurus 119749
58823 1987 Ford F150 A09700
Parking Authority, LLC

PO Box 11823
Denver, CO80211-0823
303-719-2067
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NOTICE OF SALE

The following individuals are hereby notified that their vehicles are to be sold at Klaus' Towing abandoned vehicle sale: Address: 3880 Wabash Street, Colorado Springs, Colorado, 80906, Phone: (719) 391-0600. **Sale Date: 02/2/2018:

STOCK VIN	YEAR	MAKE/MODEL
81854 2001	Audi A4	152770
81693 2006	BMW 530i	M37831
81686 2008	Chevy Impala	200501
82012 2007	Chrysler PT Cruiser	531457
81261 2001	Chevy Express G2500	191896
79454 2007	Chevy Trailblazer	257056
80692 2000	Dodge Stratus	128509
80746 2000	Ford Contour	129453
81921 1973	Ford F100	R65578
81856 2001	Honda Accord	024743
81251 2004	Honda Civic	616257
82061 1995	Honda Civic Del Sol	004396
80849 2007	Hyundai Accent	027965
82073 2006	Jeep Liberty	292708
81286 1991	Lexus LS400	092022
82009 1999	Mitsubishi Eclipse	085453
82153 2007	Mitsubishi Endeavor	035410

81786 2000 Saturn SL1 241417
81867 2009 Subaru Forester 757804
81278 2008 Suzuki Forenza 831053
80228 2008 HMD Trailer013348
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NOTICE OF SALE

The following individuals are hereby notified that their abandoned vehicles are to be sold at DEN Towing Specialists, abandoned vehicle sale: Address: 9339 E. 96th Ave, Henderson, CO 80640, Phone: 303-859-5522.

YEAR/MAKE/MODEL	VIN
2005 Ford F-150	E57204
1999 Dodge 1500	162752
1969 Dodge Polara	248492
2002 GMC Sierra	355282
1999 Chevy Silverado 1500	165052
1999 Honda Civic	545504
1992 Ford Econoline Van	A28234
2003 Ford Expedition	A01433
2001 Oldsmobile Intrigue	196235
2000 Mercedes Benz S500	016354
2003 Acura TL	073652
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