

# Arapahoe County Pre Sale Foreclosure List

1/23/2024

1:29:03PM

Sale Date: January 24, 2024

---

Foreclosure #: 0185-2022

The Grantor: Charles E. St. Martin AND Cynthia St. Martin

Legal Description: Lot 19, Block 3, Tuscany Subdivision Filing No. 4, County of Arapahoe, State of Colorado.

Street Address: 18777 E. Berry Place, Aurora, CO 80015

Current Beneficiary Name: U.S. Bank Trust National Association as Trustee of the Tiki Series III Trust

First Publication: 06/23/2022

Last Publication: 07/21/2022

Publication Newspaper: Sentinel

Lender's Bid Amount: \$317,491.11

Deficiency: \$0.00

Total Indebtedness: \$317,491.11

---

Foreclosure #: 0175-2023

The Grantor: JAMAL JAMES AVILA

Legal Description: CONDOMINIUM UNIT NO. 321, CLUB VALENCIA CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED DECEMBER 12, 1979 IN BOOK 3135 AT PAGE 443 AND CONDOMINIUM MAP RECORDED ON DECEMBER 12, 1979 IN CONDOMINIUM BOOK 42 AT PAGE 74, OF THE ARAPAHOE COUNTY RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1302 S PARKER RD 321, DENVER, CO 80231

Current Beneficiary Name: United Shore Financial Services, LLC d/b/a United Wholesale Mortgage

First Publication: 06/29/2023

Last Publication: 07/27/2023

Publication Newspaper: Sentinel

Lender's Bid Amount: \$98,100.00

Deficiency: \$48,630.15

Total Indebtedness: \$146,730.15

---

Foreclosure #: 0425-2023

The Grantor: THE WAVE INVESTMENT TEAM, INC.

Legal Description: LOT 175, ANTELOPE HILLS FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN 1981-14-1-03-008

Street Address: 507 Antelope Dr E, Bennett, CO 80102

Current Beneficiary Name: CIVIC REAL ESTATE HOLDINGS III, LLC

First Publication: 11/30/2023

Last Publication: 12/28/2023

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$414,000.00

Deficiency: \$228,288.92

Total Indebtedness: \$642,288.92

---

Total Foreclosures: 3