

Arapahoe County Pre Sale Foreclosure List

12/5/2023

4:00:32PM

Sale Date: December 06, 2023

Foreclosure #: 0021-2020
The Grantor: FREDDIE CANALES
Legal Description: 1973-13-4-13-017

LOT 7, BLOCK 7, AURORA HILLS FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 13156 E EXPOSITION DR, AURORA, CO 80012-3527

Current Beneficiary Name: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
SOUNDVIEW HOME LOAN TRUST 2006-OPT5, ASSET-BACKED
CERTIFICATES, SERIES 2006-OPT5

First Publication: 03/19/2020

Last Publication: 04/16/2020

Publication Newspaper: Sentinel
Lender's Bid Amount: \$237,487.24
Deficiency: \$0.00
Total Indebtedness: \$237,487.24

Foreclosure #: 0243-2023
The Grantor: AUBREY WESLEY AND NORA WESLEY

Legal Description: LOT 4, BLOCK 18, AURORA HILLS FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 12506 E KENTUCKY PL, AURORA, CO 80012-3327

Current Beneficiary Name: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN
LOANS INC.

First Publication: 08/03/2023

Last Publication: 08/31/2023

Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$239,376.01
Deficiency: \$0.00
Total Indebtedness: \$239,376.01

Foreclosure: #: 0268-2023

The Grantor: Joshua Sweet

Legal Description: Lots 25 and 26, Block 54, South Broadway Heights, County of Arapahoe, State of Colorado.

Street Address: 4593 S Grant St, Englewood, CO 80113

Current Beneficiary Name: AmeriSave Mortgage Corporation

First Publication: 08/17/2023

Last Publication: 09/14/2023

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$282,750.00

Deficiency: \$41,730.77

Total Indebtedness: \$324,480.77

Foreclosure: #: 0324-2023

The Grantor: JASON TIMOTHY MOORE

Legal Description: PLEASE SEE EXHIBIT A ATTACHED HERETO.

Street Address: 14467 East 1st Drive, Unit C10, Aurora, CO 80017

Current Beneficiary Name: WEINBERG SERVICING, LLC

First Publication: 09/21/2023

Last Publication: 10/19/2023

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$147,697.08

Deficiency: \$0.00

Total Indebtedness: \$147,697.08

Foreclosure: #: 0350-2023

The Grantor: LUIS ALBERTO RIVERA

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.
PARCEL ID NUMBER: 1975-22-2-23-027

Street Address: 1312 S CATHAY CT APT 201, AURORA, CO 80017

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 10/05/2023

Last Publication: 11/02/2023

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$261,000.00

Deficiency: \$2,481.60

Total Indebtedness: \$263,481.60

Foreclosure: #: 0353-2023

The Grantor: FOCUS TRIAD LLC AND SHAFI & SON TRIAD LLC

Legal Description: LOTS 1, 2 AND 3, GREENWOOD PLAZA, FIRST FILING, COUNTY OF ARAPAHOE,
STATE OF COLORADO.

Street Address: 5660, 5670, 5680 GREENWOOD PLAZA BOULEVARD, GREENWOOD VILLAGE, CO 80111

Current Beneficiary Name: OCONEE REAL ESTATE HOLDINGS I LLC

First Publication: 10/05/2023

Last Publication: 11/02/2023

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$46,400,000.00

Deficiency: \$7,044,843.23

Total Indebtedness: \$53,444,843.23

Foreclosure #: 0362-2023

The Grantor: Nicklaus A Croy AND Savannah L Croy

Legal Description: LOT 72, BIJOU CREEK FIRST AMENDMENT FINAL PLAT, COUNTY OF ARAPAHOE,
STATE OF COLORADO.

Street Address: 389 S 3RD Ave, Deer Trail, CO 80105

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 10/12/2023

Last Publication: 11/09/2023

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$348,000.00

Deficiency: \$17,656.77

Total Indebtedness: \$365,656.77

Total Foreclosures: 7