

# Arapahoe County Pre Sale Foreclosure List

2/6/2024

4:03:22PM

Sale Date: February 07, 2024

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Foreclosure #: 0438-2023

The Grantor: Par Three Residential Trust Dated April 14, 2022

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Street Address: 4400 South Elati Street, Englewood, CO 80110

Current Beneficiary Name: Toorak Capital Partners, LLC

First Publication: 12/14/2023

Last Publication: 01/11/2024

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$478,600.00

Deficiency: \$117,125.59

Total Indebtedness: \$595,725.59

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Foreclosure #: 0444-2023

The Grantor: Chris Tyszka

Legal Description: LOT 24, BLOCK 3, TUSCANY, FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 18707 East Berry Place, Aurora, CO 80015

Current Beneficiary Name: Wells Fargo Bank, N.A.

First Publication: 12/14/2023

Last Publication: 01/11/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$227,875.38

Deficiency: \$0.00

Total Indebtedness: \$227,875.38

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Foreclosure: #: 0445-2023

The Grantor: AWES10 HOMES, LLC and Austin Martinson, individually

Legal Description: LOT 43 AND THE SOUTH 1/2 OF LOT 44, BLOCK 17, JACKSON'S BROADWAY HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 4111 South Broadway, Englewood, CO 80113

Current Beneficiary Name: Ronald W. Reely as to an undivided two-thirds interest, and Don B. Owen, Jr., as to an undivided one-third interest

First Publication: 12/14/2023

Last Publication: 01/11/2024

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$742,218.50

Deficiency: \$0.00

Total Indebtedness: \$742,218.50

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Foreclosure: #: 0447-2023

The Grantor: Barbara J. Untisz

Legal Description: LAND SITUATED IN THE COUNTY OF ARAPAHOE IN THE STATE OF CO  
LOT 24, BLOCK 9, HIGHLAND PARK FILING NO. 3.

Street Address: 363 Lima St, Aurora, CO 80010

Current Beneficiary Name: CARRINGTON MORTGAGE SERVICES, LLC

First Publication: 12/14/2023

Last Publication: 01/11/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$171,298.75

Deficiency: \$0.00

Total Indebtedness: \$171,298.75

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Foreclosure #: 0448-2023

The Grantor: Leon Martin

Legal Description: LOT 2, BLOCK 4, STONE RIDGE PARK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN: 1975-20-4-05-005

Street Address: 1876 S Nucla Street, Aurora, CO 80017

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 12/14/2023

Last Publication: 01/11/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$291,886.87

Deficiency: \$0.00

Total Indebtedness: \$291,886.87

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Total Foreclosures: 5