

# Arapahoe County Pre Sale Foreclosure List

3/18/2024

1:47:51PM

Sale Date: March 20, 2024

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Foreclosure #: 0226-2023

The Grantor: Erica D Dixon AND Jafari A Kitwana

Legal Description: LOT 24, BLOCK 6, LYN KNOLL - THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 197312116024

Street Address: 387 Vaughn St, Aurora, CO 80011

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 07/20/2023

Last Publication: 08/17/2023

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$406,982.93

Deficiency: \$0.00

Total Indebtedness: \$406,982.93

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Foreclosure #: 0508-2023

The Grantor: Caroline J. Mcneill AND Lance A. Mcneill

Legal Description: LOT 4, BLOCK 12, MURPHY CREEK SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL ID NUMBER: 197719117004

Street Address: 24701 EAST WYOMING CIRCLE, AURORA, CO 80018

Current Beneficiary Name: DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QA3

First Publication: 01/25/2024

Last Publication: 02/22/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$132,356.32

Deficiency: \$0.00

Total Indebtedness: \$132,356.32

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Foreclosure #: 0511-2023  
The Grantor: John Lodrick Ruelas

Legal Description: CONDOMINIUM UNIT NO. 225, BUILDING NO. 10742, HIGH HOLLOWES  
CONDOMINIUMS, COUNTY OF ARAPAHOE, STATE OF COLORADO AS SHOWN ON  
THE CONDOMINIUM MAP RECORDED IN BOOK 46 AT PAGE 11, AND SUBJECT TO  
THE CONDOMINIUM DECLARATION FOR HIGH HOLLOWES CONDOMINIUMS,  
RECORDED IN BOOK 3236 AT PAGE 64, COUNTY OF ARAPAHOE, STATE OF  
COLORADO.

Street Address: 10742 E Exposition Ave, Apartment 225, Aurora, CO 80012

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION

First Publication: 01/25/2024

Last Publication: 02/22/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$149,533.77

Deficiency: \$217.99

Total Indebtedness: \$149,751.76

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Foreclosure #: 0512-2023  
The Grantor: David Wilson

Legal Description: LOT 6, BLOCK 2, HOFFMAN TOWN, COUNTY OF ARAPAHOE, STATE OF  
COLORADO.

APN #: 031059216

Street Address: 1230 Peoria Street, Aurora, CO 80010

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 01/25/2024

Last Publication: 02/22/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$374,100.00

Deficiency: \$74,309.10

Total Indebtedness: \$448,409.10

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Total Foreclosures: 4