

# Arapahoe County Pre Sale Foreclosure List

10/28/2024

2:30:00PM

Sale Date: October 30, 2024

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Foreclosure: #: 0278-2022

The Grantor: Isaac H Moore AND Rachael Y Randle

Legal Description: LOT 11, BLOCK 6, AURORA KNOLLS SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN #: 1975-28-1-05-023

Street Address: 18178 E Asbury Pl, Aurora, CO 80013-1316

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/18/2024

Last Publication: 05/16/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$382,322.15

Deficiency: \$0.00

Total Indebtedness: \$382,322.15

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Foreclosure: #: 0396-2023

The Grantor: James Patrick Phillips AND Lisa C. Moore

Legal Description: SEE ATTACHED LEGAL DESCRIPTION  
PARCEL ID NUMBER: 031190622

Street Address: 9695 E Kansas Cir Apt 44, Denver, CO 80247

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 11/09/2023

Last Publication: 12/07/2023

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$145,605.00

Deficiency: \$0.00

Total Indebtedness: \$145,605.00

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Foreclosure #: 0550-2023

The Grantor: Ryan Stoneberg

Legal Description: LOT 15, BLOCK 1, WOODGATE SUBDIVISION FILING NO. 8, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 4992 South Elkhart Court, Aurora, CO 80015

Current Beneficiary Name: CMG Mortgage, Inc.

First Publication: 03/07/2024

Last Publication: 04/04/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$523,600.00

Deficiency: \$218,329.72

Total Indebtedness: \$741,929.72

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Foreclosure #: 0160-2024

The Grantor: 6680 South Broadway LLC, a Colorado Limited Liability Company

Legal Description: LOT 10, BLOCK 1, BROADWAY ESTATES, FILING NO. ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 6680 South Broadway, Centennial, CO 80121

Current Beneficiary Name: Community Banks of Colorado, a division of NBH Bank

First Publication: 06/06/2024

Last Publication: 07/04/2024

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$411,284.56

Deficiency: \$186,524.05

Total Indebtedness: \$597,808.61

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Foreclosure #: 0268-2024

The Grantor: Casandra Herrera

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

A.P.N.: 1973-21-1-05-318

Street Address: 1300 S Parker Rd PH10, Denver, CO 80231

Current Beneficiary Name: Onslow Bay Financial LLC

First Publication: 08/29/2024

Last Publication: 09/26/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$37,200.00

Deficiency: \$94,232.83

Total Indebtedness: \$131,432.83

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Foreclosure #: 0288-2024

The Grantor: AmeriBuild Company

Legal Description: Lot 3, Block 16, EVANS PARK ESTATES, Except the South 30 feet conveyed to the City of Englewood in Quit Claim Deed recorded March 24, 1964 in Book 1505 at Page 513, County of Arapahoe, State of Colorado

Street Address: 2350 West Warren Avenue, Englewood, CO 80110

Current Beneficiary Name: Indicate Capital REIT, LLC

First Publication: 09/05/2024

Last Publication: 10/03/2024

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$835,977.47

Deficiency: \$128,852.12

Total Indebtedness: \$964,829.59

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Foreclosure #: 0289-2024  
The Grantor: Heather L. Cooke  
Legal Description: SEE ATTACHED LEGAL DESCRIPTION.  
Street Address: 1641 W Canal Cir #733, Littleton, CO 80120-4552  
Current Beneficiary Name: CANVAS CREDIT UNION

First Publication: 09/05/2024  
Last Publication: 10/03/2024

Publication Newspaper: Littleton Independent  
Lender's Bid Amount: \$52,841.30  
Deficiency: \$0.00  
Total Indebtedness: \$52,841.30

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Foreclosure #: 0291-2024  
The Grantor: Janasia Embry  
Legal Description: Condominium Unit 276, Club Valencia Condominiums in accordance with the Declaration recorded on December 12, 1979, in Book 3135 at Page 443, and Condominium Map recorded on December 12, 1979, in Book 42 at Page 74 of the Arapahoe County Records, County of Arapahoe, State of Colorado  
Street Address: 1306 S Parker Rd Unit 276, Denver, CO 80231

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION  
First Publication: 09/05/2024  
Last Publication: 10/03/2024

Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$92,650.00  
Deficiency: \$53,698.77  
Total Indebtedness: \$146,348.77

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Total Foreclosures: 8