

Arapahoe County Pre Sale Foreclosure List

12/15/2025

2:57:35PM

Sale Date: December 17, 2025

Foreclosure #: 0559-2024

The Grantor: SHANNON DANIELLE FALTAK

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Street Address: 2854 W CENTENNIAL DR UNIT F, LITTLETON, CO 80123

Current Beneficiary Name: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

First Publication: 02/20/2025

Last Publication: 03/20/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$267,700.00

Deficiency: \$8,364.24

Total Indebtedness: \$276,064.24

Foreclosure #: 0371-2025

The Grantor: TRINIDAD SOLIS JR

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Street Address: 18103 E KENTUCKY AVE APARTMENT 102, AURORA, CO 80017

Current Beneficiary Name: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME
LOANS, A MISSOURI LIMITED LIABILITY COMPANY

First Publication: 09/04/2025

Last Publication: 10/02/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$205,923.00

Deficiency: \$109,052.07

Total Indebtedness: \$314,975.07

Foreclosure #: 0378-2025
The Grantor: ROBERT B. GUZMAN AND INGE A. BORG-GUZMAN
Legal Description: LOT 29, BLOCK 4, TIERRA ILIFF SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 2057 SOUTH EVANSTON COURT, AURORA, CO 80014
Current Beneficiary Name: WELLS FARGO BANK, N.A.
First Publication: 09/11/2025
Last Publication: 10/09/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$243,351.04
Deficiency: \$0.00
Total Indebtedness: \$243,351.04

Foreclosure #: 0389-2025
The Grantor: Debra Holcomb and Jennifer Pineda
Legal Description: See attached Exhibit A
Street Address: 12615 East Pacific Circle Unit A, Aurora, CO 80014
Current Beneficiary Name: Arvest Bank
First Publication: 09/11/2025
Last Publication: 10/09/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$204,100.00
Deficiency: \$61,350.18
Total Indebtedness: \$265,450.18

Foreclosure #: 0413-2025
The Grantor: JENNIFER BOYANCE
Legal Description: LOT 20, BLOCK 5, HOFFMAN TOWN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1151 REVERE STREET, AURORA, CO 80011

Current Beneficiary Name: PENNYMAC LOAN SERVICES, LLC

First Publication: 09/25/2025

Last Publication: 10/23/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$336,150.00

Deficiency: \$226,055.21

Total Indebtedness: \$562,205.21

Foreclosure #: 0439-2025

The Grantor: James Norman Loveridge

Legal Description: Lot 39, Cherry Creek Country Club, Filing No. 2, County of Arapahoe, State of Colorado.

Street Address: 8902 E Wesley Dr, Denver, CO 80231

Current Beneficiary Name: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Angel Oak Mortgage Trust 2024-4, Mortgage-Backed Certificates, Series 2024-4

First Publication: 10/09/2025

Last Publication: 11/06/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$2,239,127.55

Deficiency: \$718.00

Total Indebtedness: \$2,239,845.55

Foreclosure: #: 0467-2025
The Grantor: Marta D. Sanders and Jacques E. Sanders
Legal Description: Lot 183, Re-Subdivision Mission Viejo Filing No. 1, Tract G, Block 7, according to Plat recorded February 6, 1973 under Reception No. 1339208, County of Arapahoe, State of Colorado.

Street Address: 3770 S Mission Pkwy C, Aurora, CO 80013

Current Beneficiary Name: loanDepot.com, LLC

First Publication: 10/23/2025

Last Publication: 11/20/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$213,600.00

Deficiency: \$18,641.25

Total Indebtedness: \$232,241.25

Foreclosure: #: 0477-2025

The Grantor: Brian G. Harr AND Melissa F. Harr

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
APN#: 1975-19-3-34-067

Street Address: 14453 E Jewell Ave Unit 103, Aurora, CO 80012

Current Beneficiary Name: CANVAS CREDIT UNION

First Publication: 10/23/2025

Last Publication: 11/20/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$99,000.00

Deficiency: \$105,897.62

Total Indebtedness: \$204,897.62

Foreclosure #: 0479-2025

The Grantor: Virginia Nell Graham

Legal Description: LOT 1, BLOCK 3, AURORA HIGHLANDS FILING NO. 6, COUNTY OF ARAPAHOE,
STATE OF COLORADO.

Street Address: 18395 East Mexico Place, Aurora, CO 80017

Current Beneficiary Name: BELLCO CREDIT UNION

First Publication: 10/23/2025

Last Publication: 11/20/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$37,422.92

Deficiency: \$0.00

Total Indebtedness: \$37,422.92

Foreclosure #: 0487-2025

The Grantor: Lloyd Felix

Legal Description: LOT 11, BLOCK 1, WHEATLANDS SUBDIVISION FILING NO. 12, COUNTY OF
ARAPAHOE, STATE OF COLORADO
A.P.N.: 2071-19-4-24-006

Street Address: 6404 S Harvest St, Aurora, CO 80016

Current Beneficiary Name: CARRINGTON MORTGAGE SERVICES, LLC

First Publication: 10/23/2025

Last Publication: 11/20/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$473,062.87

Deficiency: \$0.00

Total Indebtedness: \$473,062.87

Foreclosure: #: 0504-2025

The Grantor: Joni Cordova

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

APN/PARCEL ID: 1975-07-2-08-100

Street Address: 14497 E 1st Dr Apt A10, Aurora, CO 80011

Current Beneficiary Name: BELLCO CREDIT UNION

First Publication: 10/23/2025

Last Publication: 11/20/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$211,750.87

Deficiency: \$0.00

Total Indebtedness: \$211,750.87

Total Foreclosures: 11