

# Arapahoe County Pre Sale Foreclosure List

12/17/2024

4:19:19PM

Sale Date: December 18, 2024

---

Foreclosure #: 0067-2024

The Grantor: Cruz Trujillo

Legal Description: LOT 7, BLOCK 31, BURNS AURORA FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 930 Nome Street, Aurora, CO 80010

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION

First Publication: 04/11/2024

Last Publication: 05/09/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$273,350.00

Deficiency: \$47,759.73

Total Indebtedness: \$321,109.73

---

Foreclosure #: 0328-2024

The Grantor: William E Crotty, Jack Byron Nixon Jr;

Legal Description: LOT 4, BLOCK 4, ARAPAHOE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1420 E Cornell Ave, Englewood, CO 80113

Current Beneficiary Name: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for CHNGE Mortgage Trust 2023-1

First Publication: 09/26/2024

Last Publication: 10/24/2024

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$785,076.52

Deficiency: \$0.00

Total Indebtedness: \$785,076.52

---

Foreclosure #: 0335-2024  
The Grantor: DIL B. RAI AND BISHNU M. SANYASI  
Legal Description: LOT 7, BLOCK 15, WILLOW PARK SUBDIVISION, FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
Street Address: 1517 SOUTH ELKHART STREET, AURORA, CO 80012  
Current Beneficiary Name: NATIONSTAR MORTGAGE LLC  
First Publication: 10/10/2024  
Last Publication: 11/07/2024  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$366,629.73  
Deficiency: \$0.00  
Total Indebtedness: \$366,629.73

---

Foreclosure #: 0352-2024  
The Grantor: Orlando Gallardo  
Legal Description: LOT 2, BLOCK 1, HI-LIN SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
Street Address: 2320 S Valley Hwy, Denver, CO 80222  
Current Beneficiary Name: Capital Fund REIT, LLC  
First Publication: 10/17/2024  
Last Publication: 11/14/2024  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$701,961.48  
Deficiency: \$1,692.36  
Total Indebtedness: \$703,653.84

---

Foreclosure: #: 0400-2024

The Grantor: Paul Douglas Shenkyr

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 1975-07-3-08-066

Street Address: 61 South Sable Blvd Unit #C26, Aurora, CO 80012

Current Beneficiary Name: NATIONSTAR MORTGAGE LLC

First Publication: 10/24/2024

Last Publication: 11/21/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$100,136.19

Deficiency: \$0.00

Total Indebtedness: \$100,136.19

---

Total Foreclosures: 5