

# Arapahoe County Pre Sale Foreclosure List

2/3/2026

10:41:17AM

Sale Date: February 04, 2026

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Foreclosure #: 0429-2025

The Grantor: Dometellia Andrea Schafluetzel

Legal Description: LOT 29, BLOCK 5, SEVEN LAKES SUBDIVISION-FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
A.P.N.: 197534203014

Street Address: 2949 S Biscay St, Aurora, CO 80013

Current Beneficiary Name: CARRINGTON MORTGAGE SERVICES, LLC

First Publication: 09/25/2025

Last Publication: 10/23/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$403,440.00

Deficiency: \$70,093.25

Total Indebtedness: \$473,533.25

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Foreclosure #: 0511-2025

The Grantor: JEREMY CLAYTON TIMSON

Legal Description: LOT 28, BLOCK 12, HARMONY SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 2021 UNDER RECEPTION NO. E1057263.

Street Address: 101 S URIAH ST, AURORA, CO 80018

Current Beneficiary Name: PENNYMAC LOAN SERVICES, LLC

First Publication: 10/23/2025

Last Publication: 11/20/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$353,010.00

Deficiency: \$103,410.50

Total Indebtedness: \$456,420.50

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Foreclosure: #: 0524-2025

The Grantor: John O. Martin, Melissa L. Martin

Legal Description: LOT 109, GREEN OAKS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 2002 Green Oaks Ln, Greenwood Village, CO 80121

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

First Publication: 11/13/2025

Last Publication: 12/11/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$217,421.24

Deficiency: \$0.00

Total Indebtedness: \$217,421.24

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Foreclosure: #: 0528-2025

The Grantor: Joy Espinoza

Legal Description: LOT 29, BLOCK 2, MANCHESTER PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPHOE, STATE OF COLORADO

Street Address: 1379 S. Idalia Street, Unit A, Aurora, CO 80017

Current Beneficiary Name: Nationstar Mortgage LLC

First Publication: 11/20/2025

Last Publication: 12/18/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$44,379.57

Deficiency: \$0.00

Total Indebtedness: \$44,379.57

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Foreclosure #: 0563-2025  
The Grantor: 8 Buildings LLC

Legal Description: PARCEL 1:  
Lots 4, 5, and 6,  
EXCEPT the rear or Easterly 8 feet thereof,  
Block 12, Aurora,  
County of Arapahoe, State of Colorado

Also known as: 1384 Jamaica, Aurora, CO Tax ID #197302212002

PARCEL 2:  
Together with the rights of reciprocal access contained in Reciprocal Grant of Easement and  
Covenant to Maintain as recorded October 18, 1991 in Book 6277 at Page 778

PARCEL 3:  
Lots 44 and 45,  
EXCEPT the rear or Westerly 8 feet of said Lots, Block 11,  
County of Arapahoe, State of Colorado

As corrected by Affidavit RE: Scrivener's Error Pursuant to C.R.S. 38-35-109(5) recorded  
June 5, 2025 at Reception No. E5039424 in the real property records of the County of  
Arapahoe, State of Colorado, to read as follows for PARCEL 3:

PARCEL 3:  
Lots 44 and 45,  
EXCEPT the rear or Westerly 8 feet of said Lots, Block 11, Aurora,  
County of Arapahoe, State of Colorado,

Street Address: 1384 Jamaica and 1385 Jamaica St., Aurora, CO 80010

Current Beneficiary Name: Industrial Alliance Insurance and Financial Services Inc., a Quebec corporation

First Publication: 12/04/2025

Last Publication: 01/01/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$2,297,966.72

Deficiency: \$0.00

Total Indebtedness: \$2,297,966.72

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Foreclosure #: 0567-2025  
The Grantor: MICHAEL JACKSON

Legal Description: CONDOMINIUM UNIT NO. 289, 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, AT RECEPTION NO. 1922030 OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1306 S PARKER RD UNIT 289, DENVER, CO 80231

Current Beneficiary Name: PENNYMAC LOAN SERVICES, LLC

First Publication: 12/04/2025

Last Publication: 01/01/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$50,430.00

Deficiency: \$117,349.37

Total Indebtedness: \$167,779.37

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Foreclosure #: 0586-2025  
The Grantor: Larry Nash and DaVean Nash

Legal Description: Legal Desc Attached As File

Street Address: 13901 E Marina Dr Unit 102, Aurora, CO 80014-5503

Current Beneficiary Name: PHH Mortgage Corporation

First Publication: 12/11/2025

Last Publication: 01/08/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$173,943.74

Deficiency: \$0.00

Total Indebtedness: \$173,943.74

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Total Foreclosures: 7