

# Arapahoe County Pre Sale Foreclosure List

3/25/2025

4:01:18PM

Sale Date: March 26, 2025

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Foreclosure #: 0227-2023  
The Grantor: Jose L. Martinez Jimenez  
Legal Description: LOT 7, BLOCK 11, ADONEA SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE,  
STATE OF COLORADO  
Street Address: 91 S Newbern Way, Aurora, CO 80018-1726  
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY  
First Publication: 07/27/2023  
Last Publication: 08/24/2023  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$469,700.00  
Deficiency: \$18,783.96  
Total Indebtedness: \$488,483.96

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Foreclosure #: 0440-2023  
The Grantor: Jasz Tucker  
Legal Description: LOT 9, A VACATION AND REPLAT OF TRACT C, BIJOU CREEK BOUNDARY LINE  
ADJUSTMENT RECORDED SEPTEMBER 17, 2021 AT RECEPTION NO. E1145460,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
PARCEL ID NUMBER: 205919202009  
Street Address: 277 S 4Th Court, Deer Trail, CO 80105  
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY  
First Publication: 12/14/2023  
Last Publication: 01/11/2024  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$207,900.00  
Deficiency: \$79,137.27  
Total Indebtedness: \$287,037.27

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Foreclosure: #: 0353-2024  
The Grantor: Madahi Cabrera-Marquez  
Legal Description: See Attached Document  
Street Address: 1801 S Dunkirk St #207, Aurora, CO 80017  
Current Beneficiary Name: Lakeview Loan Servicing, LLC  
First Publication: 10/24/2024  
Last Publication: 11/21/2024  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$253,300.00  
Deficiency: \$104,533.92  
Total Indebtedness: \$357,833.92

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Foreclosure: #: 0359-2024  
The Grantor: Miguel Espinoza Diaz  
Legal Description: SEE ATTACHED LEGAL DESCRIPTION.  
Street Address: 1777 S Pitkin St, Unit #A, Aurora, CO 80017-4246  
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY  
First Publication: 10/24/2024  
Last Publication: 11/21/2024  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$160,800.00  
Deficiency: \$60,293.79  
Total Indebtedness: \$221,093.79

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Foreclosure: #: 0408-2024  
The Grantor: STEPHAN SERAFIN AKA STEPHAN ANTHONY SERAFIN AND ALISSAH SERAFIN AKA ALISSAH I  
Legal Description: LOT 18, BLOCK 3, WOLHURST LANDING, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
Street Address: 6921 S BRYANT ST, LITTLETON, CO 80120  
Current Beneficiary Name: LAKEVIEW LOAN SERVICING, LLC  
First Publication: 11/14/2024  
Last Publication: 12/12/2024  
Publication Newspaper: Littleton Independent  
Lender's Bid Amount: \$357,213.00  
Deficiency: \$123,120.78  
Total Indebtedness: \$480,333.78

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Foreclosure: #: 0516-2024  
The Grantor: Michael Malzewski  
Legal Description: LOT 30, BLOCK 12, SMOKY RIDGE, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
Street Address: 5370 S Genoa St, Centennial, CO 80015  
Current Beneficiary Name: loanDepot.com, LLC  
First Publication: 01/30/2025  
Last Publication: 02/27/2025  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$391,417.95  
Deficiency: \$35,496.02  
Total Indebtedness: \$426,913.97

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Foreclosure: #: 0528-2024  
The Grantor: John M. Joy, Leslie M. Joy  
Legal Description: LOT 13, BLOCK 12, MESA FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
Street Address: 3822 S Killarney Court, Aurora, CO 80013  
Current Beneficiary Name: Deutsche Bank National Trust Company formerly known as Bankers Trust Company of California, N.A., as Trustee for Long Beach Mortgage Loan Trust 2001-2  
First Publication: 01/30/2025  
Last Publication: 02/27/2025  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$260,208.34  
Deficiency: \$1,002.11  
Total Indebtedness: \$261,210.45

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Foreclosure: #: 0532-2024  
The Grantor: JOSHUA VEGA  
Legal Description: SEE ATTACHED LEGAL DESCRIPTION  
Street Address: 1304 SOUTH PARKER ROAD UNIT 346, DENVER, CO 80231-2139  
Current Beneficiary Name: MSR Asset Vehicle LLC  
First Publication: 01/30/2025  
Last Publication: 02/27/2025  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$71,200.00  
Deficiency: \$63,602.41  
Total Indebtedness: \$134,802.41

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Total Foreclosures: 8