

# Arapahoe County Pre Sale Foreclosure List

3/3/2025

3:19:40PM

Sale Date: March 05, 2025

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Foreclosure #: 0080-2024  
The Grantor: Anita Chanthasavath  
Legal Description: LOT 19, BLOCK 6, PINEY CREEK VILLAGE FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
Street Address: 6160 South Memphis Court, Centennial, CO 80016  
Current Beneficiary Name: BELLCO CREDIT UNION  
First Publication: 04/18/2024  
Last Publication: 05/16/2024  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$333,277.72  
Deficiency: \$0.00  
Total Indebtedness: \$333,277.72

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Foreclosure #: 0410-2024  
The Grantor: Susan Short  
Legal Description: LOT 11, BLOCK 3, WALNUT HILLS FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
A.P.N.: 2075-28-2-02-012  
Street Address: 6895 South Ulster Circle, Centennial, CO 80112  
Current Beneficiary Name: NATIONSTAR MORTGAGE LLC  
First Publication: 11/14/2024  
Last Publication: 12/12/2024  
Publication Newspaper: Littleton Independent  
Lender's Bid Amount: \$183,869.33  
Deficiency: \$0.00  
Total Indebtedness: \$183,869.33

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Foreclosure: #: 0416-2024  
The Grantor: CHRISTOPHER HENRY DRAYTON, JR.  
  
Legal Description: LOT 12, BLOCK 2, MILL RUN SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
  
Street Address: 4040 SOUTH RIFLE WAY, AURORA, CO 80013-3240  
  
Current Beneficiary Name: M&T BANK  
  
First Publication: 11/28/2024  
Last Publication: 12/26/2024  
  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$328,454.65  
Deficiency: \$0.00  
Total Indebtedness: \$328,454.65

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Foreclosure: #: 0437-2024  
The Grantor: 851 Helena LLC  
  
Legal Description: The Real Property located in Arapahoe County, State of Colorado:  
Unit No. 1843, 1845, 1847, 1849, 15420, 15422, 15424, 15426 and 15428, RESIDENCES ON  
HELENA, according to the Planned Community Map thereof recorded on July 13, 2021, at  
Reception No. E1110271, and the Declaration of Covenants, Conditions and Restrictions for  
Residences on Helena, recorded on May 21, 2021, at Reception No. E1082284, both in the  
records of the Clerk and Recorder of Arapahoe County, Colorado, as amended and/or  
supplemented from time to time.  
  
Street Address: 1843, 1845, 1847, 1849 South Hannibal Street, 15420 15428 E Bails Dr, Aurora, CO 80017  
  
Current Beneficiary Name: ECapital Loan Fund III LP  
  
First Publication: 12/12/2024  
Last Publication: 01/09/2025  
  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$650,000.00  
Deficiency: \$66,091.67  
Total Indebtedness: \$716,091.67

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Foreclosure: #: 0477-2024

The Grantor: An Nguyen

Legal Description: Lot 5 Block 4, PARK VIEW ESTATES,  
County of Arapahoe, State of Colorado

Street Address: 518 Quentin Street, Aurora, CO 80011

Current Beneficiary Name: Indicate Capital Fund 1, LLC

First Publication: 01/02/2025

Last Publication: 01/30/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$499,900.00

Deficiency: \$45,558.36

Total Indebtedness: \$545,458.36

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Foreclosure: #: 0485-2024

The Grantor: Avery Lee Williams

Legal Description: Lot 33, Block 2, Wheatlands Subdivision Filing No. 4, County of Arapahoe, State of Colorado

Street Address: 6700 S. Kellerman Way, Aurora, CO 80016

Current Beneficiary Name: Ent Credit Union

First Publication: 01/09/2025

Last Publication: 02/06/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$58,846.08

Deficiency: \$0.00

Total Indebtedness: \$58,846.08

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Foreclosure: #: 0492-2024

The Grantor: Jamar F Walker

Legal Description: LOT 120, BLOCK 7, RE-SUBDIVISION MISSION VIEJO, FILING NO. 1, TRACT G,  
COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 031632111

Street Address: 16045 E Ithaca Pl Apartment E, Aurora, CO 80013

Current Beneficiary Name: CROSSCOUNTRY MORTGAGE, LLC

First Publication: 01/09/2025

Last Publication: 02/06/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$278,800.00

Deficiency: \$90,671.10

Total Indebtedness: \$369,471.10

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Total Foreclosures: 7