

Arapahoe County Pre Sale Foreclosure List

4/28/2025

3:11:29PM

Sale Date: April 30, 2025

Foreclosure #: 0163-2023
The Grantor: Marcus James Rodriguez

Legal Description: Lot 13, Block 7, Sky Ranch Subdivision Filing No. 1, according to the plat thereof recorded July 20, 2018 under Reception No. D8071296, County of Arapahoe, State of Colorado.
Street Address: 27811 E 9th Drive, Aurora, CO 80018

Current Beneficiary Name: PennyMac Loan Services, LLC

First Publication: 06/22/2023
Last Publication: 07/20/2023

Publication Newspaper: Sentinel
Lender's Bid Amount: \$512,705.00
Deficiency: \$34,857.94
Total Indebtedness: \$547,562.94

Foreclosure #: 0428-2024
The Grantor: Christine Carole Groethe

Legal Description: See Exhibit A
Street Address: 69024 East Harvard Avenue, Byers, CO 80103

Current Beneficiary Name: Sconset Resources Corporation

First Publication: 12/05/2024
Last Publication: 01/02/2025

Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$782,781.40
Deficiency: \$0.00
Total Indebtedness: \$782,781.40

Foreclosure: #: 0536-2024
The Grantor: Julian Michael Sanchez Crum
Legal Description: Attached as Exhibit "A"
Street Address: 1993 S Xanadu Way, Aurora, CO 80014
Current Beneficiary Name: ServBank, SB

First Publication: 01/30/2025

Last Publication: 02/27/2025

Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$292,600.00
Deficiency: \$35,435.61
Total Indebtedness: \$328,035.61

Foreclosure: #: 0571-2024
The Grantor: Robert M. McNitt

Legal Description: LOT 1 EXCEPT THE WEST 72 FEET THEREOF, AND LOT 2 EXCEPT THE EAST 36 FEET THEREOF, BLOCK 25, AURORA HILLS, SEVENTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 13637-13639 EAST NEVADA AVENUE, Aurora, CO 80012-2436

Current Beneficiary Name: BANK OF AMERICA, N.A.

First Publication: 03/06/2025

Last Publication: 04/03/2025

Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$162,872.89
Deficiency: \$0.00
Total Indebtedness: \$162,872.89

Total Foreclosures: 4