

Arapahoe County Pre Sale Foreclosure List

6/9/2025

3:09:13PM

Sale Date: June 11, 2025

Foreclosure #: 0404-2024
The Grantor: Anita Marie Hand AND Calvin R Hand
Legal Description: LOT 5, BLOCK 2, BIJOU VALLEY ESTATES, COUNTY OF ARAPAHOE, STATE OF COLORADO
APN: 1985-16-4-02-005
Street Address: 554 E Pleasant Avenue, Byers, CO 80103
Current Beneficiary Name: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION
First Publication: 11/14/2024
Last Publication: 12/12/2024
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$276,774.26
Deficiency: \$0.00
Total Indebtedness: \$276,774.26

Foreclosure #: 0461-2024
The Grantor: Moustafa Alidou
Legal Description: LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 197519117006
Street Address: 14892 E Kansas Pl, Aurora, CO 80012
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY
First Publication: 12/26/2024
Last Publication: 01/23/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$297,438.03
Deficiency: \$0.00
Total Indebtedness: \$297,438.03

Foreclosure: #: 0535-2024
The Grantor: Gabryela Newton-Bustamante

Legal Description: See attached Exhibit A

Street Address: 1300 S Parker Rd, Unit 299F, DENVER, CO 80231

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION

First Publication: 01/30/2025

Last Publication: 02/27/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$40,800.00

Deficiency: \$94,878.10

Total Indebtedness: \$135,678.10

Foreclosure: #: 0572-2024

The Grantor: JC Mechanical Heating & Air Conditioning LLC, a Colorado Limited Liability Company

Legal Description: SEE EXHIBIT A

Street Address: 7390 South Fraser Street Unit B, Centennial, CO 80112

Current Beneficiary Name: Fall River Holdings LLC, a Colorado Limited Liability Company

First Publication: 03/06/2025

Last Publication: 04/03/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$650,000.00

Deficiency: \$72,783.78

Total Indebtedness: \$722,783.78

Foreclosure: #: 0036-2025
The Grantor: OBC Investments LLC, A Colorado Limited Liability Company
Legal Description: LOT 12, BLOCK 4, MISSION VIEJO SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 16743 E Kenyon Dr, Aurora, CO 80013

Current Beneficiary Name: BFSR3, LLC

First Publication: 03/27/2025

Last Publication: 04/24/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$715,000.00

Deficiency: \$130,884.86

Total Indebtedness: \$845,884.86

Foreclosure: #: 0052-2025

The Grantor: Wilbur Arnold Young

Legal Description: LOTS 41 AND 42, BLOCK 16, COLFAX VILLA RE-SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1973-03-4-09-012

Street Address: 921-923 Emporia Street, Aurora, CO 80010

Current Beneficiary Name: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

First Publication: 03/27/2025

Last Publication: 04/24/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$62,985.38

Deficiency: \$0.00

Total Indebtedness: \$62,985.38

Foreclosure: #: 0062-2025

The Grantor: Rachel Grace Ohrtman

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

Street Address: 1314 S Dillon Way, Aurora, CO 80012

Current Beneficiary Name: CARRINGTON MORTGAGE SERVICES, LLC

First Publication: 04/10/2025

Last Publication: 05/08/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$285,770.00

Deficiency: \$87,488.63

Total Indebtedness: \$373,258.63

Foreclosure: #: 0064-2025

The Grantor: Alondra Gisell Delgado AND Walter Alexis Delgado

Legal Description: LOT 5, BLOCK 1, HARMONY SUBDIVISION FILING NO. 10, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1977-09-3-24-005

Street Address: 26987 E Maple Ave, Aurora, CO 80018

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/10/2025

Last Publication: 05/08/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$409,700.00

Deficiency: \$136,718.99

Total Indebtedness: \$546,418.99

Foreclosure: #: 0072-2025
The Grantor: Pebbles Laveta Hopke AND Tharen William Hopke
Legal Description: SEE ATTACHED LEGAL DESCRIPTION
Street Address: 941 Quentin Street, Aurora, CO 80011
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY
First Publication: 04/10/2025
Last Publication: 05/08/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$371,525.00
Deficiency: \$197,095.15
Total Indebtedness: \$568,620.15

Foreclosure: #: 0074-2025
The Grantor: Angelina T. Contreras AND Oscyel Ramos
Legal Description: SEE ATTACHED LEGAL DESCRIPTION
APN: 2073-04-4-26-025
Street Address: 17652 E Loyola Drive 2032R, Aurora, CO 80013
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY
First Publication: 04/10/2025
Last Publication: 05/08/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$176,330.00
Deficiency: \$100,348.33
Total Indebtedness: \$276,678.33

Foreclosure: #: 0079-2025

The Grantor: Robert Walls

Legal Description: Attached as Exhibit "A"

Street Address: 14423 E Jewell Ave Unit 202, Aurora, CO 80012

Current Beneficiary Name: New American Funding LLC f/k/a Broker Solutions, Inc., d/b/a New American Funding

First Publication: 04/10/2025

Last Publication: 05/08/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$96,404.42

Deficiency: \$0.00

Total Indebtedness: \$96,404.42

Foreclosure: #: 0086-2025

The Grantor: David Salter

Legal Description: LOT 71, BLOCK 2, PARKVIEW SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 616 S Norfolk Way, Aurora, CO 80017

Current Beneficiary Name: Lakeview Loan Servicing, LLC

First Publication: 04/10/2025

Last Publication: 05/08/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$327,600.00

Deficiency: \$33,587.64

Total Indebtedness: \$361,187.64

Total Foreclosures: 12