

# Arapahoe County Pre Sale Foreclosure List

7/29/2025

4:15:10PM

Sale Date: July 30, 2025

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Foreclosure #: 0011-2025  
The Grantor: Skylar Noel Tyson and Jennifer Tyson  
Legal Description: LOT 19, BLOCK 4, AURORA KNOLLS SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
Street Address: 2571 South Salida Way, Aurora, CO 80013  
Current Beneficiary Name: Guild Mortgage Company LLC  
First Publication: 03/20/2025  
Last Publication: 04/17/2025  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$412,500.00  
Deficiency: \$152,025.27  
Total Indebtedness: \$564,525.27

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Foreclosure #: 0040-2025  
The Grantor: KEVIN D SMITH AND SHENIQUA M SMITH  
Legal Description: LOT 4, BLOCK 1, WOODGATE SUBDIVISION FILING NO 11, COUNTY OF ARAPAHOE, STATE OF COLORADO  
Street Address: 4853 SOUTH EAGLE CIRCLE, AURORA, CO 80015  
Current Beneficiary Name: Wells Fargo Bank, National Association, as trustee for the holders of the First Franklin Mortgage Loan Trust 2006-FF17 Mortgage Pass-Through Certificates, Series 2006-FF17  
First Publication: 03/27/2025  
Last Publication: 04/24/2025  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$454,215.89  
Deficiency: \$1,498.89  
Total Indebtedness: \$455,714.78

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Foreclosure: #: 0191-2025

The Grantor: Adina Kriss

Legal Description: Attached as Exhibit "A"

Street Address: 23450 E 5th Dr. 104, Aurora, CO 80018

Current Beneficiary Name: Freedom Mortgage Corporation

First Publication: 06/05/2025

Last Publication: 07/03/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$256,353.00

Deficiency: \$101,194.65

Total Indebtedness: \$357,547.65

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Foreclosure: #: 0198-2025

The Grantor: Samuel Eric Farley and Pierce Taylor Farley

Legal Description: Lot 18, Block 17, Aurora Hills - Sixth Filing, County of Arapahoe, State of Colorado.

Street Address: 637 S Worchester Street, Aurora, CO 80012

Current Beneficiary Name: U.S. Bank National Association

First Publication: 06/05/2025

Last Publication: 07/03/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$306,100.00

Deficiency: \$246,706.77

Total Indebtedness: \$552,806.77

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Total Foreclosures: 4