

Arapahoe County Pre Sale Foreclosure List

7/28/2025

3:08:32PM

Sale Date: July 30, 2025

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

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: \$4,189.43
Total Indebtedness: \$458,405.32

Foreclosure: #: 0179-2025

The Grantor: Zuoquan Lin

Legal Description: Lot 23, Block 3, The Conservatory Subdivision, Filing No. 1, County of Arapahoe, State of Colorado, APN #: 197535403023

Street Address: 21091 East Flora Place, Aurora, CO 80013

Current Beneficiary Name: Ent Credit Union

First Publication: 05/29/2025

Last Publication: 06/26/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$751,550.95

Deficiency: \$0.00

Total Indebtedness: \$751,550.95

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

Foreclosure: #: 0197-2025
The Grantor: Joseph Homer Shaffer and Valerie Lynn Shaffer

Legal Description: Attached as Exhibit "A"

Street Address: 13691 E Marina Dr 310, Aurora, CO 80014

Current Beneficiary Name: Freedom Mortgage Corporation

First Publication: 06/05/2025

Last Publication: 07/03/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$202,561.00

Deficiency: \$87,643.06

Total Indebtedness: \$290,204.06

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

Total Foreclosures: 6