

# Arapahoe County Pre Sale Foreclosure List

8/12/2025

4:09:56PM

Sale Date: August 13, 2025

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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: \$101,739.08

Total Indebtedness: \$358,092.08

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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: \$251,602.80

Total Indebtedness: \$557,702.80

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Foreclosure: #: 0227-2025  
The Grantor: JOHN ARMIJO AND JOSEPHINE ARMIJO  
Legal Description: SEE ATTACHED LEGAL DESCRIPTION. APN#: 1973-36-4-02-168  
Street Address: 3184 S HEATHER GARDENS WAY APARTMENT 212, AURORA, CO 80014  
Current Beneficiary Name: Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri  
Limited Liability Company  
First Publication: 06/19/2025  
Last Publication: 07/17/2025  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$168,100.00  
Deficiency: \$113,742.25  
Total Indebtedness: \$281,842.25

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Foreclosure: #: 0233-2025  
The Grantor: Joseph B. Watkins, Jr AND David E. Watkins  
Legal Description: LOT 66, BLOCK 34, HOFFMAN TOWN, SEVENTH FILING, COUNTY OF ARAPAHOE,  
STATE OF COLORADO  
APN #: 031070554  
Street Address: 13360 East 7th Avenue, Aurora, CO 80011  
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY  
First Publication: 06/19/2025  
Last Publication: 07/17/2025  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$294,200.00  
Deficiency: \$28,151.32  
Total Indebtedness: \$322,351.32

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Total Foreclosures: 4