

Arapahoe County Pre Sale Foreclosure List

8/11/2025

2:34:02PM

Sale Date: August 13, 2025

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

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

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

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

Foreclosure: #: 0238-2025

The Grantor: Benjamin M. Landa

Legal Description: Lot 6, Block 5, Four Lakes Subdivision Filing No. 6, County of Arapahoe, State of Colorado

Street Address: 1732 East Phillips Avenue, Centennial, CO 80122

Current Beneficiary Name: Sconset Resources Corporation

First Publication: 06/19/2025

Last Publication: 07/17/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$831,337.63

Deficiency: \$0.00

Total Indebtedness: \$831,337.63

Total Foreclosures: 5