

Arapahoe County Pre Sale Foreclosure List

8/18/2025

3:04:48PM

Sale Date: August 20, 2025

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: \$455,252.85
Deficiency: \$1,498.96
Total Indebtedness: \$456,751.81

Foreclosure #: 0059-2025
The Grantor: Ronald Stewart and Jeannie Stewart
Legal Description: LOT 28, BLOCK 1, SEVEN HILLS SUBDIVISION FILING 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 3160 S Halifax St, Aurora, CO 80013
Current Beneficiary Name: Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company
First Publication: 04/10/2025
Last Publication: 05/08/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$345,446.00
Deficiency: \$163,216.37
Total Indebtedness: \$508,662.37

Foreclosure: #: 0175-2025
The Grantor: Dorothy A. Simpier
Legal Description: SEE ATTACHED LEGAL DESCRIPTION.
Street Address: 13800 E Marina Drive Apt 112, Aurora, CO 80014
Current Beneficiary Name: LONGBRIDGE FINANCIAL, LLC

First Publication: 05/22/2025

Last Publication: 06/19/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$165,000.00

Deficiency: \$621.50

Total Indebtedness: \$165,621.50

Foreclosure: #: 0221-2025

The Grantor: Mary E. Logan

Legal Description: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

WESTERLY 15 FEET OF LOT 8 AND ALL OF LOT 9 BLOCK 19, CENTENNIAL ACRES,
SECOND FILING, KNOWN AS 3172 W. MONMOUTH ENGLEWOOD, COLORADO.

PARCEL ID: 2077-08-3-09-025

Street Address: 3172 W. Monmouth Ave., Englewood, CO 80110-6335

Current Beneficiary Name: WILMINGTON SAVINGS FUND SOCIETY, FSB, as Owner Trustee of the
Residential Credit Opportunities Trust X-A

First Publication: 06/12/2025

Last Publication: 07/10/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$397,680.79

Deficiency: \$0.00

Total Indebtedness: \$397,680.79

Foreclosure: #: 0222-2025
The Grantor: Millie Shannon Forsberg aka Millie S. Forsberg
Legal Description: Lot 1, Block 7, Somerset Village Subdivision Filing No. 1, County of Arapahoe, State of Colorado.
Street Address: 16975 E Arkansas Ave, Aurora, CO 80017
Current Beneficiary Name: Freedom Mortgage Corporation
First Publication: 06/12/2025
Last Publication: 07/10/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$386,630.00
Deficiency: \$84,681.43
Total Indebtedness: \$471,311.43

Foreclosure: #: 0246-2025
The Grantor: Linda L. Lancaster
Legal Description: ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF ARAPAHOE STATE OF COLORADO, DESCRIBED AS FOLLOWS: LOT 43, BLOCK 1, FIRST REPLAT OF SOUTHPARK SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 2906 W Long Circle B, Littleton, CO 80120
Current Beneficiary Name: U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION, not in its individual capacity but solely in its capacity as Owner Trustee on behalf of Brean Asset Backed Securities Trust 2022-RM3
First Publication: 06/26/2025
Last Publication: 07/24/2025
Publication Newspaper: Littleton Independent
Lender's Bid Amount: \$380,572.13
Deficiency: \$0.00
Total Indebtedness: \$380,572.13

Total Foreclosures: 6