

Arapahoe County Pre Sale Foreclosure List

8/25/2025

3:27:29PM

Sale Date: August 27, 2025

Foreclosure #: 0178-2025
The Grantor: David Fatjo AND Kimberly Verastica
Legal Description: The South 14 feet of Lot 3, and the North 36 feet of Lot 4, Block 8, Hillside Addition to Aurora, and that portion of the West half of the Vacated Alley Adjoining said Lots, as vacated by Ordinance No. 443, recorded on January 24, 1964, in Book 1492 at Page 255, County of Arapahoe, State of Colorado.
APN#: 1973-03-1-24-004

Street Address: 1170 Elmira Street, Aurora, CO 80010

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 05/29/2025

Last Publication: 06/26/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$262,400.00

Deficiency: \$163,927.09

Total Indebtedness: \$426,327.09

Foreclosure #: 0237-2025

The Grantor: Brian Young

Legal Description: Tract "A", Boulevard Gardens Annex, being known as a Replat of Lot 36, Block 1, Boulevard Gardens Annex, less the Easterly 150.00 feet, County of Arapahoe, State of Colorado

Street Address: 3440 S Dale Ct, Englewood, CO 80110

Current Beneficiary Name: U.S. Bank Trust National Association, as Trustee for LB-Treehouse Series VI Trust

First Publication: 06/19/2025

Last Publication: 07/17/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$190,912.67

Deficiency: \$36,606.69

Total Indebtedness: \$227,519.36

Foreclosure: #: 0256-2025
The Grantor: Whispering Pines Partners LLC, a Colorado limited liability company, BZMRS LLC, a Colorado limited liability company
Legal Description: See Exhibit A
Street Address: 1375 Helena Street, Aurora, CO 80011
Current Beneficiary Name: U.S. Bank Trust Company National Association ("Trustee"), as Trustee for the registered holders of Wells Fargo Commercial Mortgage Securities, Inc. , Multifamily Mortgage Pass-Through Certificates, Series 2024-SB113
First Publication: 07/03/2025
Last Publication: 07/31/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$3,650,000.00
Deficiency: \$7,337,985.89
Total Indebtedness: \$10,987,985.89

Foreclosure: #: 0266-2025
The Grantor: Simon D. Castro
Legal Description: Lot 15, Block 2, Somerset Village Subdivision Filing No. 1, County of Arapahoe, State of Colorado.
Street Address: 17111 East Louisiana Drive, Aurora, CO 80017
Current Beneficiary Name: Lakeview Loan Servicing, LLC
First Publication: 07/03/2025
Last Publication: 07/31/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$267,960.37
Deficiency: \$0.00
Total Indebtedness: \$267,960.37

Total Foreclosures: 4