

# Arapahoe County Pre Sale Foreclosure List

8/5/2025

4:04:06PM

Sale Date: August 06, 2025

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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: \$152,755.59  
Total Indebtedness: \$565,255.59

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Foreclosure #: 0136-2025  
The Grantor: Gary Allen Scott and Kelly Ann Scott  
Legal Description: LOT 13, BLOCK 10, TOLLGATE VILLAGE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
Street Address: 1065 S Lewiston Way, Aurora, CO 80017  
Current Beneficiary Name: U.S. Bank National Association  
First Publication: 05/01/2025  
Last Publication: 05/29/2025  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$405,900.00  
Deficiency: \$7,013.02  
Total Indebtedness: \$412,913.02

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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: \$751,791.54

Deficiency: \$0.00

Total Indebtedness: \$751,791.54

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Foreclosure: #: 0213-2025

The Grantor: Timothy A Julch

Legal Description: LOT 9, BLOCK 28, BROADMOOR SUBDIVISION, FIFTH FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 6149 S Broadway, Littleton, CO 80121-8016

Current Beneficiary Name: Lakeview Loan Servicing, LLC

First Publication: 06/12/2025

Last Publication: 07/10/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$470,680.00

Deficiency: \$203,673.39

Total Indebtedness: \$674,353.39

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Foreclosure: #: 0218-2025

The Grantor: Carolina A Balge AND Zachary A Balge

Legal Description: LOT 18, BLOCK 14, SADDLE ROCK RIDGE FILING NO. 3, COUNTY OF ARAPAHOE,  
STATE OF COLORADO.  
PARCEL ID NUMBER: 034027254

Street Address: 5909 S Valdai Way, Aurora, CO 80015

Current Beneficiary Name: ROCKET MORTGAGE, LLC

First Publication: 06/12/2025

Last Publication: 07/10/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$306,527.65

Deficiency: \$0.00

Total Indebtedness: \$306,527.65

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Total Foreclosures: 5