

Arapahoe County Pre Sale Foreclosure List

8/4/2025

2:56:54PM

Sale Date: August 06, 2025

Foreclosure #: 0517-2024
The Grantor: Herns Jean and Mary Jean
Legal Description: Lot 27, Block 1, Tallyn's Reach North Subdivision Filing No. 6, County of Arapahoe, State of Colorado.
Street Address: 23403 East Ontario Place, Aurora, CO 80016
Current Beneficiary Name: U.S. Bank National Association
First Publication: 01/30/2025
Last Publication: 02/27/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$451,500.00
Deficiency: \$28,012.22
Total Indebtedness: \$479,512.22

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

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

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

Foreclosure: #: 0206-2025
The Grantor: ALLEN DARRINGTON AND LORI C. DARRINGTON
Legal Description: LOTS 11 TO 14, INCLUSIVE, BLOCK 3, CAPITOLIA THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 207716320004
Street Address: 5794 S PRESCOTT ST, LITTLETON, CO 80120
Current Beneficiary Name: DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Morgan Stanley
ABS Capital I Inc. Trust, Series 2007-SEA1
First Publication: 06/12/2025
Last Publication: 07/10/2025
Publication Newspaper: Littleton Independent
Lender's Bid Amount: \$351,659.58
Deficiency: \$0.00
Total Indebtedness: \$351,659.58

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

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

Foreclosure: #: 0220-2025
The Grantor: Freddy Andrew Lacunza AND Yazmine Arianna Lacunza
Legal Description: LOT 45, BLOCK 1, KINGSBOROUGH SUBDIVISION FILING NO. 7, COUNTY OF
ARAPAHOE, STATE OF COLORADO.
APN #: 1975-29-4-19-002
Street Address: 2508 S Ouray Way, Aurora, CO 80013
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY
First Publication: 06/12/2025
Last Publication: 07/10/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$352,500.00
Deficiency: \$88,421.45
Total Indebtedness: \$440,921.45

Total Foreclosures: 8