

# Arapahoe County Pre Sale Foreclosure List

9/8/2025

3:01:08PM

Sale Date: September 10, 2025

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Foreclosure #: 0450-2024

The Grantor: Orchard Falls Operating Company LLC, a Delaware limited liability company

Legal Description: See Exhibit A, attached hereto.

Street Address: 7800 East Orchard Road, Greenwood Village, CO 80111

Current Beneficiary Name: Wilmington Trust, National Association, as Trustee for the registered holders of Wells Fargo Commercial Mortgage Trust 2014-LC16, Commercial Mortgage Pass-Through Certificates, Series 2014-LC16

First Publication: 12/19/2024

Last Publication: 01/16/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$11,000,000.00

Deficiency: \$6,596,641.75

Total Indebtedness: \$17,596,641.75

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Foreclosure #: 0560-2024

The Grantor: John Chris Hoffman

Legal Description: LOT 1, BLOCK 6, THE FARM AT ARAPAHOE COUNTY FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN/PARCEL ID: 2073-21-1-06-001

Street Address: 18092 E Lake Ave, Aurora, CO 80016

Current Beneficiary Name: NATIONSTAR MORTGAGE LLC

First Publication: 02/20/2025

Last Publication: 03/20/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$425,030.88

Deficiency: \$0.00

Total Indebtedness: \$425,030.88

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Foreclosure: #: 0163-2025

The Grantor: Michael J Henderson, Sr

Legal Description: LOT 6, BLOCK 2, SEVEN LAKES SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 19830 East Eldorado Dr, Aurora, CO 80013

Current Beneficiary Name: CARRINGTON MORTGAGE SERVICES, LLC

First Publication: 05/15/2025

Last Publication: 06/12/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$282,859.14

Deficiency: \$0.00

Total Indebtedness: \$282,859.14

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Foreclosure: #: 0239-2025

The Grantor: CHRISTINE WEATHERLY AND RAYMOND HUSSEY

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Street Address: 145 S SHERMAN STREET, BYERS, CO 80103

Current Beneficiary Name: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

First Publication: 06/19/2025

Last Publication: 07/17/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$121,300.00

Deficiency: \$129,358.30

Total Indebtedness: \$250,658.30

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Foreclosure: #: 0244-2025

The Grantor: Owen Sullivan

Legal Description: LOT 38, BLOCK 2, WILLOW PARK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1554 S fraser way, Aurora, CO 80112

Current Beneficiary Name: Select Portfolio Servicing, Inc.

First Publication: 06/26/2025

Last Publication: 07/24/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$491,291.94

Deficiency: \$1,175.12

Total Indebtedness: \$492,467.06

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Foreclosure: #: 0292-2025

The Grantor: Timothy E. Johnson

Legal Description: Lot 5, Block 4, Seven Hills Subdivision Filing No. 11, County of Arapahoe, State of Colorado.

Street Address: 2806 S Danube St, Aurora, CO 80013

Current Beneficiary Name: Freedom Mortgage Corporation

First Publication: 07/17/2025

Last Publication: 08/14/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$403,440.00

Deficiency: \$2,167.26

Total Indebtedness: \$405,607.26

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Total Foreclosures: 6