

Arapahoe County Pre Sale Foreclosure List

9/15/2025

2:52:09PM

Sale Date: September 17, 2025

Foreclosure #: 0535-2024

The Grantor: Gabryela Newton-Bustamante

Legal Description: See attached Exhibit A

Street Address: 1300 S Parker Rd, Unit 299F, DENVER, CO 80231

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: \$40,800.00

Deficiency: \$96,549.63

Total Indebtedness: \$137,349.63

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: \$425,246.33

Deficiency: \$0.00

Total Indebtedness: \$425,246.33

Foreclosure: #: 0144-2025
The Grantor: Robert Trujillo

Legal Description: See attached Exhibit A

Street Address: 12625 E Pacific Circle, Unit E, Aurora, CO 80014

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION

First Publication: 05/15/2025

Last Publication: 06/12/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$207,982.68

Deficiency: \$875.50

Total Indebtedness: \$208,858.18

Foreclosure: #: 0196-2025

The Grantor: Fitz Gateway Hotel LLC, a Colorado limited liability company, and Fitz Gateway Hotel Operating, LLC, a Co

Legal Description: See Exhibit A

Street Address: 12230 E. Colfax Avenue,, Aurora, CO 80011

Current Beneficiary Name: VCA Lender 4 LLC, a Delaware limited liability company

First Publication: 06/05/2025

Last Publication: 07/03/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$17,430,000.00

Deficiency: \$13,979,339.26

Total Indebtedness: \$31,409,339.26

Foreclosure: #: 0217-2025

The Grantor: Darrell Wood and Marcy Wood

Legal Description: Lot 12, Block 4, Four Lakes Subdivision Filing No. 1.

Street Address: 2359 E Nichols Pl, Centennial, CO 80122

Current Beneficiary Name: Freedom Mortgage Corporation

First Publication: 06/12/2025

Last Publication: 07/10/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$495,895.00

Deficiency: \$55,225.36

Total Indebtedness: \$551,120.36

Foreclosure: #: 0238-2025

The Grantor: Benjamin M. Landa

Legal Description: Lot 6, Block 5, Four Lakes Subdivision Filing No. 6, County of Arapahoe, State of Colorado

Street Address: 1732 East Phillips Avenue, Centennial, CO 80122

Current Beneficiary Name: Sconset Resources Corporation

First Publication: 06/19/2025

Last Publication: 07/17/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$660,000.00

Deficiency: \$224,220.43

Total Indebtedness: \$884,220.43

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: \$129,736.26
Total Indebtedness: \$251,036.26

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: \$2,407.35
Total Indebtedness: \$405,847.35

Foreclosure: #: 0296-2025

The Grantor: Anita L. Jorgensen

Legal Description: LOTS 7 - 20 AND LOTS 36 -38 AND THE NORTH 20 FEET OF LOT 35, AND A
PORTION OF LOT 49, ADJACENT TO SAID LOTS, BLOCK 7, JACKSON BROADWAY
HEIGHTS, COUNTY OF ARAPAHOE,STATE OF COLORADO.

Street Address: 3945 S Fox St, Englewood, CO 80110

Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities
Corporation Mortgage Loan Trust 2007-BNC1 Mortgage Pass-Through Certificates,
Series 2007-BNC1

First Publication: 07/24/2025

Last Publication: 08/21/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$230,314.44

Deficiency: \$0.00

Total Indebtedness: \$230,314.44

Total Foreclosures: 9