

# Arapahoe County Pre Sale Foreclosure List

7/25/2023

4:08:53PM

Sale Date: July 26, 2023

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Foreclosure #: 0538-2022

The Grantor: Oleg Dobrovolskiy and Loretta Guerrero

Legal Description: LOT 28, BLOCK 30, AURORA HILLS (THIRD FILING), COUNTY OF ARAPAHOE,  
STATE OF COLORADO

Street Address: 323 S Vaughn Way, Aurora, CO 80012

Current Beneficiary Name: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION  
TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION

First Publication: 12/29/2022

Last Publication: 01/26/2023

Publication Newspaper: Sentinel

Lender's Bid Amount: \$324,775.03

Deficiency: \$0.00

Total Indebtedness: \$324,775.03

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Foreclosure #: 0134-2023

The Grantor: Amigo Denver LLC, a Colorado limited liability company

Legal Description: LOT 1, BLOCK 10, AURORA HILLS FILING NO. ONE, COUNTY OF ARAPAHOE,  
STATE OF COLORADO.

Street Address: 11552 E Virginia Drive, Aurora, CO 80012-2252

Current Beneficiary Name: DO Income Fund, LLC

First Publication: 06/01/2023

Last Publication: 06/29/2023

Publication Newspaper: Sentinel

Lender's Bid Amount: \$415,000.00

Deficiency: \$148,691.63

Total Indebtedness: \$563,691.63

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Total Foreclosures: 2