

# Arapahoe County Pre Sale Foreclosure List

9/18/2023

2:57:15PM

Sale Date: September 20, 2023

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Foreclosure #: 0404-2022

The Grantor: Rickey B. Reed Sr. and Christine L. Reed

Legal Description: LOT 13, BLOCK 1, CHADDSFORD VILLAGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1404 South Vaughn Circle, Aurora, CO 80012

Current Beneficiary Name: U.S. Bank National Association

First Publication: 10/06/2022

Last Publication: 11/03/2022

Publication Newspaper: Sentinel

Lender's Bid Amount: \$491,550.00

Deficiency: \$70,500.49

Total Indebtedness: \$562,050.49

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Foreclosure #: 0148-2023

The Grantor: CHERI M CRAWFORD

Legal Description: LOT 22, BLOCK 3, OLDETOWN SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 293 S NOME ST., AURORA, CO 80012-1212

Current Beneficiary Name: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

First Publication: 06/15/2023

Last Publication: 07/13/2023

Publication Newspaper: Sentinel

Lender's Bid Amount: \$213,988.69

Deficiency: \$0.00

Total Indebtedness: \$213,988.69

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Foreclosure: #: 0154-2023

The Grantor: Jason Lord

Legal Description: Lot 70, Block 4, Kingsborough Filing No. 2, Unit 1, County of Arapahoe, State of Colorado.

Street Address: 2137 S Memphis St, Aurora, CO 80013

Current Beneficiary Name: Mortgage Research Center, LLC DBA Veterans United Home Loans

First Publication: 06/15/2023

Last Publication: 07/13/2023

Publication Newspaper: Sentinel

Lender's Bid Amount: \$378,225.00

Deficiency: \$89,392.03

Total Indebtedness: \$467,617.03

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Foreclosure: #: 0197-2023

The Grantor: Roy Hansen

Legal Description: SEE ATTACHED LEGAL DESCRIPTION  
A.P.N. : 1975-31-2-15-058

Street Address: 14001 E. Marina Dr 510, Aurora, CO 80014

Current Beneficiary Name: PHH MORTGAGE CORPORATION

First Publication: 07/13/2023

Last Publication: 08/10/2023

Publication Newspaper: Sentinel

Lender's Bid Amount: \$213,100.00

Deficiency: \$32,164.42

Total Indebtedness: \$245,264.42

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Foreclosure #: 0202-2023  
The Grantor: Choice Property Investments LLC, a Colorado Limited Liability Company  
Legal Description: LOT 17 AND 18, BLOCK 20, JACKSON'S BROADWAY HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO  
Street Address: 4166 South Delaware Street, Englewood, CO 80110  
Current Beneficiary Name: Toorak Capital Partners, LLC  
First Publication: 07/13/2023  
Last Publication: 08/10/2023  
Publication Newspaper: Littleton Independent  
Lender's Bid Amount: \$535,653.60  
Deficiency: \$0.00  
Total Indebtedness: \$535,653.60

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Foreclosure #: 0227-2023  
The Grantor: Jose L. Martinez Jimenez  
Legal Description: LOT 7, BLOCK 11, ADONEA SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO  
Street Address: 91 S Newbern Way, Aurora, CO 80018-1726  
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY  
First Publication: 07/27/2023  
Last Publication: 08/24/2023  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$465,417.43  
Deficiency: \$0.00  
Total Indebtedness: \$465,417.43

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Total Foreclosures: 6