

El Paso County Pre Sale Foreclosure List

7/29/2025

12:00:30PM

Sale Date: July 30, 2025

Foreclosure #: EPC202400512

The Grantor: MF Property Holdings, LLC, a Colorado limited liability company

Legal Description: Real property and improvements having a property address of 141 Manitou Avenue, Manitou Springs, CO 80829, legally described on Exhibit A attached hereto, together with all its appurtenances (the "Property"), as indicated in the Amended Affidavit Re: Scrivener's Error Pursuant to C.R.S. § 38-35-109(5) recorded in the El Paso County Clerk and Recorder's office on October 31, 2024 at Reception No. 224086684.

Street Address: 141 Manitou Avenue, Manitou Springs, CO 80829

Current Beneficiary Name: Roger M. Guzman

First Publication: 01/07/2025

Last Publication: 02/04/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$750,000.00

Deficiency: \$215,945.33

Total Indebtedness: \$965,945.33

Foreclosure #: EPC202500033

The Grantor: Anthony Cruz and Leslye Magallon

Legal Description: LOT 62, THE MEADOWS AT LORSON RANCH FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.

Street Address: 10405 Abrams Dr, Colorado Springs, CO 80925

Current Beneficiary Name: Lakeview Loan Servicing, LLC

First Publication: 03/25/2025

Last Publication: 04/22/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$403,440.00

Deficiency: \$88,016.90

Total Indebtedness: \$491,456.90

Foreclosure #: EPC202500080

The Grantor: NICHOLAS ROBBINS

Legal Description: LOT 39, DUBLIN TOWNHOMES, COUNTY OF EL PASO, STATE OF COLORADO.

Street Address: 6232 SIERRA GRANDE PT, COLORADO SPRINGS, CO 80923

Current Beneficiary Name: PENNYMAC LOAN SERVICES, LLC

First Publication: 04/08/2025

Last Publication: 05/06/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$256,353.00

Deficiency: \$59,604.19

Total Indebtedness: \$315,957.19

Foreclosure #: EPC202500169

The Grantor: LAMONTE FULBRIGHT JR. AND JANNETTE GAYLE FULBRIGHT

Legal Description: LOT 10, BLOCK 1, EASTLAKE SUBDIVISION, FILING NO. 2, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

Street Address: 405 MONO PLACE, COLORADO SPRINGS, CO 80910

Current Beneficiary Name: LAKEVIEW LOAN SERVICING, LLC

First Publication: 05/06/2025

Last Publication: 06/03/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$246,000.00

Deficiency: \$39,853.61

Total Indebtedness: \$285,853.61

Foreclosure: #: EPC202500209

The Grantor: Matthew Dixon

Legal Description: Condominium Unit E in Building 3240, Sierra Pointe Condominiums, (formerly known as Snapfinger Woods Condominiums), according to the amended Condominium map for Snapfinger Woods Condominiums recorded on June 22, 1981 and recorded in book 2 at page 58, Reception No. 781667, in the records of the office of the clerk and recorder of the County of El Paso, Colorado, and as defined and described in the amended and restated condominium declaration for Sierra Pointe Condominiums, (formerly known as Snapfinger Woods Condominiums), recorded May 22, 1986 in book 5173 at page 1468, Reception no. 1399203, in said records, County of El Paso, State of Colorado.

Street Address: 3240 Van Teylingen Drive Apt. E, Colorado Springs, CO 80917

Current Beneficiary Name: NBH Bank

First Publication: 05/13/2025

Last Publication: 06/10/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$117,245.55

Deficiency: \$0.00

Total Indebtedness: \$117,245.55

Foreclosure: #: EPC202500257

The Grantor: Andrew McGowin and Amanda McGowin

Legal Description: Lot 11, Block 1, CONLEY SUBDIVISION SECOND FILING, in the City of Fountain, County of El Paso, State of Colorado.

Street Address: 314 Maram Way, Fountain, CO 80817

Current Beneficiary Name: Freedom Mortgage Corporation

First Publication: 06/03/2025

Last Publication: 07/01/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$302,580.00

Deficiency: \$124,248.52

Total Indebtedness: \$426,828.52

Foreclosure #: EPC202500272

The Grantor: Kaitlyn McCormick

Legal Description: LOT 82, LINCOLN COMMONS TOWNHOMES, COUNTY OF EL PASO, STATE OF COLORADO.

APN #: 65024-07-094

Street Address: 4336 River Line Grv, Colorado Springs, CO 80911

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 06/03/2025

Last Publication: 07/01/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$243,750.00

Deficiency: \$106,268.70

Total Indebtedness: \$350,018.70

Foreclosure #: EPC202500280

The Grantor: JENNIFER R. DE LIMA

Legal Description: Lot 1, J.P. Denny Subdivision, County of El Paso, State of Colorado

Street Address: 1263 Cree Dr, Colorado Springs, CO 80915

Current Beneficiary Name: Lakeview Loan Servicing, LLC

First Publication: 06/03/2025

Last Publication: 07/01/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$223,047.98

Deficiency: \$0.00

Total Indebtedness: \$223,047.98

Foreclosure: #: EPC202500283

The Grantor: Ian Michael Jacobson and Cory Lynn Jacobson

Legal Description: SEE ATTACHED EXHIBIT A

Street Address: 2415 E Willamette Ave, Colorado Springs, CO 80909

Current Beneficiary Name: NewRez LLC d/b/a Shellpoint Mortgage Servicing

First Publication: 06/03/2025

Last Publication: 07/01/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$369,820.00

Deficiency: \$122,036.18

Total Indebtedness: \$491,856.18

Total Foreclosures: 9