

El Paso County Pre Sale Foreclosure List

10/28/2025

12:04:58PM

Sale Date: October 29, 2025

Foreclosure #: EPC202500329

The Grantor: C8 Holdings, LLC

Legal Description: Lot 79 in Santa Fe Trails Subdivision Filing No. 1

Street Address: 17175 Buffalo Valley Path, Monument, CO 80132

Current Beneficiary Name: Catharine Beecher Nitka Revocable Trust

First Publication: 06/24/2025

Last Publication: 07/22/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$525,374.22

Deficiency: \$0.00

Total Indebtedness: \$525,374.22

Foreclosure #: EPC202500507

The Grantor: Ryan Tanguay

Legal Description: LOT 6, THE VISTAS AT SPRING CREEK FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO.

A.P.N.: 6428304006

Street Address: 2134 BIRMINGHAM LOOP, Colorado Springs, CO 80910

Current Beneficiary Name: MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL

First Publication: 09/02/2025

Last Publication: 09/30/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$294,175.00

Deficiency: \$69,070.94

Total Indebtedness: \$363,245.94

Foreclosure #: EPC202500512

The Grantor: Dawn Bitz AND Jessica Huffman

Legal Description: LOT 14, IN BLOCK 6 IN RANGEVIEW ADDITION NO. 2 TO THE TOWN OF
FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO.

APN #: 56061-06-007

Street Address: 424 Columbine Street, Fountain, CO 80817

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 09/02/2025

Last Publication: 09/30/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$229,400.00

Deficiency: \$81,652.27

Total Indebtedness: \$311,052.27

Foreclosure #: EPC202500518

The Grantor: CARSON L. WILLIAMS

Legal Description: LOT 27, VILLA LOMA FILING NO. 9, COUNTY OF EL PASO, STATE OF COLORADO.

Street Address: 2140 CRYSTAL RIVER DR, COLORADO SPRINGS, CO 80915

Current Beneficiary Name: LAKEVIEW LOAN SERVICING, LLC

First Publication: 09/02/2025

Last Publication: 09/30/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$353,010.00

Deficiency: \$43,979.20

Total Indebtedness: \$396,989.20

Foreclosure: #: EPC202500523

The Grantor: Charlotte M. Salley

Legal Description: Lots 9 and 10, Block 6, Pioneer Lookout Subdivision, El Paso County, Colorado, according to the plat thereof recorded in the Plat Book X at page 42.

Street Address: 2750 Mcshane Drive, Monument, CO 80132

Current Beneficiary Name: WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1

First Publication: 09/02/2025

Last Publication: 09/30/2025

Publication Newspaper: The Gazette

Lender's Bid Amount: \$356,075.69

Deficiency: \$0.00

Total Indebtedness: \$356,075.69

Total Foreclosures: 5