

EDGE AT LOWRY

# Bank forecloses on notorious Aurora apartment building

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By Thomas Gounley  
BusinessDen

A lender has foreclosed on a building within an infamous Aurora apartment complex.

U.S. Bank took ownership of the building at 1208 Dallas St. on Wednesday when no one else bid in a foreclosure auction.

The structure was one of six buildings within Edge at Lowry, an apartment complex that made national news in 2024 amid owner CBZ Management's claims that it had been taken over by Venezuela's Tren de Aragua gang.

CBZ took out a \$2 million loan on the 1208 Dallas building in 2022, with U.S. Bank serving as trustee. A receiver, Kevin Singer of Receivership Specialists, was appointed for the property in October 2024.

"Rent collections remain challenging," Singer wrote Dec. 23. "Residents have informed my office that alleged gang members have demanded that rents be paid to them rather than to my office, which has apparently been happening at the property since prior to my appointment."

Residents had moved out of the building by January 2025. U.S. Bank initiated the foreclosure process eight months later, in September.

Attorney Craig Schuenemann of Kilpatrick Townsend & Stockton, who represented the lender, didn't respond to a request for comment.

The other five buildings within Edge at Lowry were purchased by a community organization in June. ?

The East Colfax Community Collective, operating through a mixed-income neighborhood trust, plans to rebrand the complex and spend \$10 to \$12 million renovating the structures. Note