

Arapahoe County Pre Sale Foreclosure List

1/14/2026

8:20:45AM

Sale Date: January 14, 2026

Foreclosure #: 0286-2025

The Grantor: HL Lofts, LLC

Legal Description: Attached as Exhibit A

Street Address: 456 South Ironton Street, Aurora, CO 80012

Current Beneficiary Name: MF1 2022-FL9 LLC

First Publication: 07/17/2025

Last Publication: 08/14/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$22,000,000.00

Deficiency: \$9,509,311.06

Total Indebtedness: \$31,509,311.06

Foreclosure #: 0365-2025

The Grantor: Salil Mehari

Legal Description: LOT 4, BLOCK 5, HAMPDEN HILLS AT AURORA SUBDIVISION FILING NO. 11,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 031592321

Street Address: 3637 S Fundy Way, Aurora, CO 80013

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 09/04/2025

Last Publication: 10/02/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$380,000.00

Deficiency: \$181,470.20

Total Indebtedness: \$561,470.20

Foreclosure: #: 0427-2025

The Grantor: RAJU THUPRAN

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.PARCEL ID NUMBER: 032415215

Street Address: 17457 E RICE CIRCLE B, AURORA, CO 80015

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 09/25/2025

Last Publication: 10/23/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$228,760.00

Deficiency: \$125,749.00

Total Indebtedness: \$354,509.00

Foreclosure: #: 0513-2025

The Grantor: Preston Young Beard Cary

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 1973-21-1-05-197

Street Address: 1306 S Parker Rd Unit 297, Denver, CO 80231

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 10/23/2025

Last Publication: 11/20/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$49,000.00

Deficiency: \$134,975.22

Total Indebtedness: \$183,975.22

Foreclosure: #: 0529-2025
The Grantor: Bryan A. Stansbury
Legal Description: Attached as Exhibit "A"
Street Address: 14904 E Hampden Cir Apt C7, Aurora, CO 80014

Current Beneficiary Name: U.S. Bank National Association

First Publication: 11/20/2025

Last Publication: 12/18/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$149,500.00

Deficiency: \$66,126.48

Total Indebtedness: \$215,626.48

Foreclosure: #: 0533-2025
The Grantor: Angelica Isais Hernandez AND Rafael Loreto

Legal Description: LOT 96, BLOCK 2, OLDE TOWNE SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1973-11-4-15-033

Street Address: 20 S Nome Street B, Aurora, CO 80012

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 11/20/2025

Last Publication: 12/18/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$258,960.00

Deficiency: \$100,938.02

Total Indebtedness: \$359,898.02

Total Foreclosures: 6