

Arapahoe County Pre Sale Foreclosure List

1/12/2026

3:13:53PM

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: \$10,283,667.84

Total Indebtedness: \$32,283,667.84

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 #: 0393-2025
The Grantor: Ingrid C. Elbert
Legal Description: LOT 25, BLOCK 6, HOFFMAN TOWN, COUNTY OF ARAPAHOE, STATE OF COLORADO
Street Address: 1251 Salem Street, Aurora, CO 80011
Current Beneficiary Name: PHH Mortgage Corporation
First Publication: 09/11/2025
Last Publication: 10/09/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$209,914.27
Deficiency: \$0.00
Total Indebtedness: \$209,914.27

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: 7