

Arapahoe County Pre Sale Foreclosure List

1/27/2025

3:14:03PM

Sale Date: January 29, 2025

Foreclosure #: 0220-2024

The Grantor: Faina Sidorkina

Legal Description: CONDOMINIUM UNIT NO. 359, CLUB VALENCIA CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON DECEMBER 12, 1979, IN BOOK 3135 AT PAGE 443, AND CONDOMINIUM MAP RECORDED ON DECEMBER 12, 1979, IN BOOK 42 AT PAGE 74, OF THE ARAPAHOE COUNTY RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Street Address: 1304 South Parker Road #359, Denver, CO 80231

Current Beneficiary Name: FirstBank

First Publication: 11/28/2024

Last Publication: 12/26/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$29,959.02

Deficiency: \$71,822.42

Total Indebtedness: \$101,781.44

Foreclosure #: 0361-2024

The Grantor: Haroon Ihsan Sulehria

Legal Description: LOT 1, BLOCK 2, CHERRY HILLS FARM SUBDIVISION FILING NO. 4, COUNTY ARAPAHOE, STATE OF „COLORADO.

Street Address: 4936 S Fillmore Court, Cherry Hills Village, CO 80113

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 10/24/2024

Last Publication: 11/21/2024

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$4,900,000.00

Deficiency: \$1,899,545.41

Total Indebtedness: \$6,799,545.41

Foreclosure #: 0421-2024
The Grantor: David J. Goodman

Legal Description: LOT 19, BLOCK 7, WILLOW TRACE SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 4579 S. Jebel Ct., Centennial, CO 80015

Current Beneficiary Name: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1

First Publication: 11/28/2024
Last Publication: 12/26/2024

Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$308,514.67
Deficiency: \$0.00
Total Indebtedness: \$308,514.67

Foreclosure #: 0428-2024
The Grantor: Christine Carole Groethe

Legal Description: See Exhibit A

Street Address: 69024 East Harvard Avenue, Byers, CO 80103

Current Beneficiary Name: Sconset Resources Corporation

First Publication: 12/05/2024
Last Publication: 01/02/2025

Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$745,083.90
Deficiency: \$0.00
Total Indebtedness: \$745,083.90

Total Foreclosures: 4