

Arapahoe County Pre Sale Foreclosure List

1/6/2026

4:00:58PM

Sale Date: January 07, 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 #: 0414-2025

The Grantor: Eric James Smith

Legal Description: LOT 33, BLOCK 2, PEACHWOOD SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 032501740

Street Address: 12093 E Hoye Dr, Aurora, CO 80012

Current Beneficiary Name: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS , a Missouri Limited Liability Company

First Publication: 09/25/2025

Last Publication: 10/23/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$243,745.00

Deficiency: \$200,893.15

Total Indebtedness: \$444,638.15

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: \$125,381.33

Total Indebtedness: \$354,141.33

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: \$134,782.51

Total Indebtedness: \$183,782.51

Foreclosure #: 0514-2025
The Grantor: Kathren Laushman AND Thomas Laushman

Legal Description: LOT 116 BLOCK 2 SUNSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

APN #: 1975-20-3-23-116

Street Address: 1612 S Idalia Circle, B, Aurora, CO 80017

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 11/13/2025

Last Publication: 12/11/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$182,400.00

Deficiency: \$15,202.37

Total Indebtedness: \$197,602.37

Total Foreclosures: 6