

# Arapahoe County Pre Sale Foreclosure List

9/29/2025

3:05:46PM

Sale Date: October 01, 2025

---

Foreclosure #: 0159-2025

The Grantor: JOHN L ROBINSON

Legal Description: LOT 3, BLOCK 48, SANDPIPER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 12592 E CORNELL CIR, AURORA, CO 80014

Current Beneficiary Name: LAKEVIEW LOAN SERVICING, LLC

First Publication: 05/15/2025

Last Publication: 06/12/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$348,808.00

Deficiency: \$69,824.54

Total Indebtedness: \$418,632.54

---

Foreclosure #: 0184-2025

The Grantor: DAVID M. LUMPKINS

Legal Description: LOT 18, BLOCK 10, CROSS CREEK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 23982 E 2ND DR, AURORA, CO 80018

Current Beneficiary Name: LAKEVIEW LOAN SERVICING, LLC

First Publication: 05/29/2025

Last Publication: 06/26/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$514,386.00

Deficiency: \$140,486.53

Total Indebtedness: \$654,872.53

---

Foreclosure: #: 0197-2025  
The Grantor: Joseph Homer Shaffer and Valerie Lynn Shaffer

Legal Description: Attached as Exhibit "A"

Street Address: 13691 E Marina Dr 310, Aurora, CO 80014

Current Beneficiary Name: Freedom Mortgage Corporation

First Publication: 06/05/2025

Last Publication: 07/03/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$202,561.00

Deficiency: \$89,936.68

Total Indebtedness: \$292,497.68

---

Foreclosure: #: 0240-2025

The Grantor: DARNELL M. NEWKIRK

Legal Description: LOT 43, BLOCK 18, COPPERLEAF FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Street Address: 4778 S PICADILLY CT, AURORA, CO 80015

Current Beneficiary Name: PENNYMAC LOAN SERVICES, LLC

First Publication: 06/19/2025

Last Publication: 07/17/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$491,693.00

Deficiency: \$70,191.83

Total Indebtedness: \$561,884.83

---

Foreclosure: #: 0244-2025

The Grantor: Owen Sullivan

Legal Description: LOT 38, BLOCK 2, WILLOW PARK SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1554 S fraser way, Aurora, CO 80112

Current Beneficiary Name: Select Portfolio Servicing, Inc.

First Publication: 06/26/2025

Last Publication: 07/24/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$493,211.69

Deficiency: \$355.00

Total Indebtedness: \$493,566.69

---

Foreclosure: #: 0278-2025

The Grantor: Poleenec A. Elijah

Legal Description: LOT 19, BLOCK 2, THE VISTA AT AURORA HIGHLANDS SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 17208 EAST FLORIDA PLACE, AURORA, CO 80017

Current Beneficiary Name: MIDFIRST BANK

First Publication: 07/03/2025

Last Publication: 07/31/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$47,041.66

Deficiency: \$0.00

Total Indebtedness: \$47,041.66

---

Foreclosure: #: 0307-2025

The Grantor: Desiree D. Barcelona

Legal Description: CONDOMINIUM UNIT NO. 148, 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 UNDER RECEPTION NO. 1922030, OF THE ARAPAHOE COUNTY RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1304 S. Parker Road, Unit 148, Denver, CO 80231

Current Beneficiary Name: Nationstar Mortgage LLC

First Publication: 07/31/2025

Last Publication: 08/28/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$39,100.00

Deficiency: \$42,183.18

Total Indebtedness: \$81,283.18

---

Foreclosure: #: 0318-2025

The Grantor: Mariah L. Hilton AND Theodore Zakrzewski

Legal Description: LOT 4, BLOCK 16, COPPER RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN#: 1975-16-3-19-147

Street Address: 17286 E Ford Drive, Aurora, CO 80017-3260

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 08/07/2025

Last Publication: 09/04/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$193,800.00

Deficiency: \$94,911.27

Total Indebtedness: \$288,711.27

---

Foreclosure: #: 0322-2025

The Grantor: James Diesel Weisenborn AND Mackenzie Renee Hughes

Legal Description: CONDOMINIUM UNIT 308, BUILDING NO. 2, CHAMBERS PLACE CONDOMINIUMS, IN ACCORDANCE WITH THE MAP THEREOF RECORDED APRIL 21, 1983, IN PLAT BOOK 63 AT PAGE 48 TO 51 AND THE DECLARATION FOR CHAMBERS PLACE CONDOMINIUMS, RECORDED APRIL 21, 1983, IN BOOK 3843 AT PAGE 687, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN#: 1975-20-2-34-024

Street Address: 15350 E Arizona Ave Unit 308, Aurora, CO 80017

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 08/07/2025

Last Publication: 09/04/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$199,000.00

Deficiency: \$109,630.43

Total Indebtedness: \$308,630.43

---

Foreclosure: #: 0323-2025

The Grantor: Anthony Rodriguez AND David Rodriguez Garcia

Legal Description: LOT 5, BLOCK 3, KEEN SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1985-16-1-09-005

Street Address: 560 East Keen Avenue, Byers, CO 80103-9752

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 08/07/2025

Last Publication: 09/04/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$475,000.00

Deficiency: \$189,299.51

Total Indebtedness: \$664,299.51

---

Foreclosure #: 0324-2025

The Grantor: Jasmine Rivera Holguin

Legal Description: LOT 33, BLOCK 19, SKY RANCH SUBDIVISION FILING NO. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 2018 UNDER RECEPTION NO. D8071296, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 27902 E 10th Dr, Aurora, CO 80018-1875

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 08/07/2025

Last Publication: 09/04/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$376,200.00

Deficiency: \$193,854.52

Total Indebtedness: \$570,054.52

---

Foreclosure #: 0335-2025

The Grantor: Michael Forner, Christine Forner

Legal Description: LOT 12, BLOCK 9, RIDGEWOOD PARK, SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 2411 W Rowland Ave, Littleton, CO 80120-3541

Current Beneficiary Name: NewRez LLC dba Shellpoint Mortgage Servicing

First Publication: 08/07/2025

Last Publication: 09/04/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$299,983.10

Deficiency: \$0.00

Total Indebtedness: \$299,983.10

---

Foreclosure: #: 0337-2025

The Grantor: Monica R. Rhodes

Legal Description: Attached as Exhibit A

Street Address: 2002 S Worchester Way, Aurora, CO 80014

Current Beneficiary Name: New American Funding, LLC F/K/A Broker Solutions, Inc. D/B/A/ New American Funding

First Publication: 08/07/2025

Last Publication: 09/04/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$281,567.50

Deficiency: \$126,506.81

Total Indebtedness: \$408,074.31

---

Total Foreclosures: 13