

Arapahoe County Pre Sale Foreclosure List

12/1/2025

3:55:30PM

Sale Date: December 03, 2025

Foreclosure #: 0363-2025
The Grantor: 926 Potomac LLC, a Colorado limited liability company 815 Zion LLC, a Colorado limited liability company
Legal Description: SEE EXHIBIT A
Street Address: 926 S. Potomac Ct. 815 Zion St. 815 Lansing St. 775 Geneva St. 1172 Iola St. 18035 E. Iowa Dr.,
Aurora, CO 80012 80011 80010 80010 80010 80017
Current Beneficiary Name: Zions Bancorporation, N.A. dba Vectra Bank Colorado
First Publication: 09/04/2025
Last Publication: 10/02/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$2,193,812.51
Deficiency: \$0.00
Total Indebtedness: \$2,193,812.51

Foreclosure #: 0371-2025
The Grantor: TRINIDAD SOLIS JR
Legal Description: SEE ATTACHED LEGAL DESCRIPTION
Street Address: 18103 E KENTUCKY AVE APARTMENT 102, AURORA, CO 80017
Current Beneficiary Name: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME
LOANS, A MISSOURI LIMITED LIABILITY COMPANY
First Publication: 09/04/2025
Last Publication: 10/02/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$205,923.00
Deficiency: \$108,061.55
Total Indebtedness: \$313,984.55

Foreclosure: #: 0408-2025

The Grantor: Daniel Garcia

Legal Description: Exhibit A attached hereto

Street Address: 18106 E. Baker Place, Aurora, CO 80013

Current Beneficiary Name: CGL Properties LLC, a Colorado Limited Liability Company

First Publication: 09/25/2025

Last Publication: 10/23/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$181,284.20

Deficiency: \$0.00

Total Indebtedness: \$181,284.20

Foreclosure: #: 0438-2025

The Grantor: Ulises Guerrero Olmos

Legal Description: LOT 127, BLOCK 1, PEACHWOOD SUBDIVISION FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 1973-14-4-28-127

Street Address: 11917 E Ford Drive, Aurora, CO 80012

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 10/09/2025

Last Publication: 11/06/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$227,240.00

Deficiency: \$7,957.33

Total Indebtedness: \$235,197.33

Foreclosure #: 0440-2025
The Grantor: Nanhe C. Leadens, Joseph M. Leadens
Legal Description: LOT 28, BLOCK 2, MURPHY CREEK SUBDIVISION FILING NO. 11, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 23552 East Alabama Drive, Aurora, CO 80018-3036
Current Beneficiary Name: Metropolitan Life Insurance Company
First Publication: 10/09/2025
Last Publication: 11/06/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$254,515.04
Deficiency: \$0.00
Total Indebtedness: \$254,515.04

Foreclosure #: 0441-2025
The Grantor: Brian Mahler
Legal Description: LOTS 8 AND 9, BLOCK 3, LEELAND HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 4724 S Fox Street, Englewood, CO 80110
Current Beneficiary Name: Data Mortgage, Inc. DBA Essex Mortgage
First Publication: 10/09/2025
Last Publication: 11/06/2025
Publication Newspaper: Littleton Independent
Lender's Bid Amount: \$309,320.00
Deficiency: \$0.00
Total Indebtedness: \$309,320.00

Total Foreclosures: 6