

Arapahoe County Pre Sale Foreclosure List

2/9/2026

3:19:57PM

Sale Date: February 11, 2026

Foreclosure #: 0425-2025
The Grantor: Vadym Mogylevskyy
Legal Description: See attached Exhibit A
Street Address: 1535 S Florence Unit 420, Denver, CO 80247
Current Beneficiary Name: PennyMac Loan Services, LLC
First Publication: 09/25/2025
Last Publication: 10/23/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$175,237.53
Deficiency: \$0.00
Total Indebtedness: \$175,237.53

Foreclosure #: 0435-2025
The Grantor: Devon Hohn
Legal Description: LOT 15, BLOCK 6, VILLAGE EAST - UNIT 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
A.P.N.: 031194199
Street Address: 11919 East Arizona Avenue, 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: \$380,000.00
Deficiency: \$99,978.25
Total Indebtedness: \$479,978.25

Foreclosure: #: 0453-2025
The Grantor: Juan M. Cruz Hernandez
Legal Description: Please see attached Exhibit A
Street Address: 12555 Nevada Ave E, Aurora, CO 80012-2364
Current Beneficiary Name: U.S. Bank National Association
First Publication: 10/16/2025
Last Publication: 11/13/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$130,015.82
Deficiency: \$298.00
Total Indebtedness: \$130,313.82

Foreclosure: #: 0589-2025
The Grantor: Selena Juanita Prom
Legal Description: Attached as Exhibit "A"
Street Address: 2705 S Danube Way Unit 304, Aurora, CO 80013
Current Beneficiary Name: Selene Finance, LP
First Publication: 12/18/2025
Last Publication: 01/15/2026
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$199,618.47
Deficiency: \$32,571.74
Total Indebtedness: \$232,190.21

Foreclosure: #: 0600-2025

The Grantor: Danielle Garcia

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
APN #: 033749201

Street Address: 1232 S Waco Street A, Aurora, CO 80017

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 12/18/2025

Last Publication: 01/15/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$247,000.00

Deficiency: \$41,345.67

Total Indebtedness: \$288,345.67

Total Foreclosures: 5