

Arapahoe County Pre Sale Foreclosure List

2/10/2025

3:10:11PM

Sale Date: February 12, 2025

Foreclosure #: 0149-2024

The Grantor: John L. Trahan and Susan A. Trahan

Legal Description: Lot 32, Block 1, Piney Creek Village Filing No. 1, County of Arapahoe, State of Colorado.

Street Address: 16163 E Maplewood Place, Centennial, CO 80016

Current Beneficiary Name: Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2

First Publication: 10/17/2024

Last Publication: 11/14/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$681,198.96

Deficiency: \$2,172.00

Total Indebtedness: \$683,370.96

Foreclosure #: 0366-2024

The Grantor: Crystal Hazelwood

Legal Description: THE NORTHERLY 21.795 FEET OF LOT 116 AND THE SOUTHERLY 2.205 FEET OF LOT 115, EXCEPT THE EASTERLY 16 FEET THEREOF, LITTLE TURTLE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-27-1-04-242

Street Address: 10295 E Evans Ave Unit 116, Aurora, CO 80247

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 10/24/2024

Last Publication: 11/21/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$308,000.00

Deficiency: \$32,955.51

Total Indebtedness: \$340,955.51

Foreclosure: #: 0389-2024
The Grantor: Brian W. Hayenga

Legal Description: *SEE ATTACHED EXHIBIT A

Street Address: 1881 S Dunkirk Street Unit 104, Aurora, CO 80017

Current Beneficiary Name: SELECT PORTFOLIO SERVICING, INC.

First Publication: 10/31/2024

Last Publication: 11/28/2024

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$301,548.86

Deficiency: \$0.00

Total Indebtedness: \$301,548.86

Foreclosure: #: 0434-2024

The Grantor: 851 Helena LLC

Legal Description: The Real Property located in Arapahoe County, State of Colorado:
Unit No. 1826, 1830 and 1832, RESIDENCES ON HELENA, according to the Planned
Community Map thereof recorded on July 13, 2021, at Reception No. E1110271, and the
Declaration of Covenants, Conditions and Restrictions for Residences on Helena, recorded on
May 21, 2021, at Reception No. E1082284, both in the records of the Clerk and Recorder of
Arapahoe County, Colorado, as amended and/or supplemented from time to time.

Street Address: 1826,1830, and 1832 South Hannibal Street, Aurora, CO 80017

Current Beneficiary Name: ECapital Loan Fund III LP

First Publication: 12/12/2024

Last Publication: 01/09/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$1,100,000.00

Deficiency: \$282,042.80

Total Indebtedness: \$1,382,042.80

Foreclosure: #: 0435-2024

The Grantor: 851 Helena LLC

Legal Description: The Real Property located in Arapahoe County, State of Colorado.
Unit No. 1844, 1846, 1848 and 1850, RESIDENCES ON HELENA, according to the Planned
Community Map thereof recorded on July 13, 2021, at Reception No. E1110271, and the
Declaration of Covenants, Conditions and Restrictions for Residences on Helena, recorded on
May 21, 2021, at Reception No. E1082284, both in the records of the Clerk and Recorder of
Arapahoe County, Colorado, as amended and/or supplemented from time to time.

Street Address: 1844, 1846, 1848, and 1850 South Hannibal Street, Aurora, CO 80017

Current Beneficiary Name: ECapital Loan Fund III LP

First Publication: 12/12/2024

Last Publication: 01/09/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$1,500,000.00

Deficiency: \$134,555.33

Total Indebtedness: \$1,634,555.33

Foreclosure: #: 0436-2024

The Grantor: 851 Helena LLC

Legal Description: The Real Property located in Arapahoe County, State of Colorado:
Unit No. 15462, 15464, 15466 and 15468, RESIDENCES ON HELENA, according to the
Planned Community Map thereof recorded on July 13, 2021, at Reception No. E1110271, and
the Declaration of Covenants, Conditions and Restrictions for Residences on Helena, recorded
on May 21, 2021, at Reception No. E1082284, both in the records of the Clerk and Recorder
of Arapahoe County, Colorado, as amended and/or supplemented from time to time.

Street Address: 15462, 15464, 15466 and 15468 East Bails Dr, Aurora, CO 80017

Current Beneficiary Name: ECapital Loan Fund III LP

First Publication: 12/12/2024

Last Publication: 01/09/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$1,400,000.00

Deficiency: \$119,378.75

Total Indebtedness: \$1,519,378.75

Total Foreclosures: 6