

Arapahoe County Pre Sale Foreclosure List

2/25/2025

4:09:15PM

Sale Date: February 26, 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: \$682,463.55

Deficiency: \$2,172.00

Total Indebtedness: \$684,635.55

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: \$1,200,000.00

Deficiency: \$188,736.77

Total Indebtedness: \$1,388,736.77

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: \$142,665.22

Total Indebtedness: \$1,642,665.22

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: \$126,551.37

Total Indebtedness: \$1,526,551.37

Foreclosure: #: 0457-2024
The Grantor: Mason M. Mikeal AKA Mason Matthew Mikeal
Legal Description: The Land referred to herein below is situated in the City of AURORA, County of ARAPAHOE, State of Colorado, and is described as follows: LOT 6 BLK 3 SABLE RIDGE SUB 1ST FLG
Street Address: 14293 E Idaho Dr, Aurora, CO 80012
Current Beneficiary Name: BMO Bank N.A.
First Publication: 12/26/2024
Last Publication: 01/23/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$330,427.61
Deficiency: \$0.00
Total Indebtedness: \$330,427.61

Foreclosure: #: 0471-2024
The Grantor: Ravi Vamsi Patchigolla and Naga Venkata Satya Prameela Devi Patchigolla
Legal Description: LOT 45, BLOCK 1, BEACON POINT SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 6634 S Patsburg St, Aurora, CO 80016-4394
Current Beneficiary Name: GITSIT SOLUTIONS, LLC f/k/a Kondaur Capital Corp.
First Publication: 01/02/2025
Last Publication: 01/30/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$321,390.39
Deficiency: \$0.00
Total Indebtedness: \$321,390.39

Foreclosure #: 0479-2024
The Grantor: Bradley Bucholz and Joselyn Bucholz

Legal Description: SEE ATTACHED EXHIBIT A

Street Address: 13631 E Marina Drive, #510, Aurora, CO 80014

Current Beneficiary Name: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-2

First Publication: 01/02/2025

Last Publication: 01/30/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$83,076.87

Deficiency: \$0.00

Total Indebtedness: \$83,076.87

Foreclosure #: 0482-2024

The Grantor: Derrick Devito

Legal Description: LOT 4, BLOCK 20, COPPER RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 032378417 MODIFICATION OF PROMISSORY NOTE AND/OR DEED OF TRUST RECORDED ON 6/14/2021 AT RECEPTION NO. E1094798 TO CORRECT THE LEGAL DESCRIPTION.

Street Address: 956 S Pitkin Ct, Aurora, CO 80017

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 01/02/2025

Last Publication: 01/30/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$210,048.37

Deficiency: \$0.00

Total Indebtedness: \$210,048.37

Total Foreclosures: 8