

Arapahoe County Pre Sale Foreclosure List

3/9/2026

3:16:24PM

Sale Date: March 11, 2026

Foreclosure #: 0134-2025
The Grantor: PAUL MARTINEZ AND DAMARIS GONZALES
Legal Description: SEE ATTACHED LEGAL DESCRIPTION
Street Address: 23703 EAST IDA PLACE B, AURORA, CO 80016
Current Beneficiary Name: PHH MORTGAGE CORPORATION
First Publication: 05/01/2025
Last Publication: 05/29/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$297,920.00
Deficiency: \$198,671.49
Total Indebtedness: \$496,591.49

Foreclosure #: 0418-2025
The Grantor: Ian Thomas Richard
Legal Description: Attached as Exhibit "A"
Street Address: 1263 S Wheeling Way, Aurora, CO 80012
Current Beneficiary Name: U.S. Bank National Association
First Publication: 09/25/2025
Last Publication: 10/23/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$164,160.00
Deficiency: \$46,049.59
Total Indebtedness: \$210,209.59

Foreclosure: #: 0498-2025
The Grantor: Esmeralda Mora and Cyneathia Zalal
Legal Description: Lot 10, Block 7, Copperleaf Filing No. 15, County of Arapahoe, State of Colorado
Street Address: 4481 South Ukraine Court, Aurora, CO 80015
Current Beneficiary Name: Freedom Mortgage Corporation
First Publication: 10/23/2025
Last Publication: 11/20/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$475,829.48
Deficiency: \$31.54
Total Indebtedness: \$475,861.02

Foreclosure: #: 0519-2025
The Grantor: Desiree W Frederick AND Eric V Frederick
Legal Description: LOT 19, BLOCK 5, AURORA HIGHLANDS SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN# 1975-21-4-09-019
Street Address: 1849 South Truckee Way, Aurora, CO 80017
Current Beneficiary Name: CANVAS CREDIT UNION
First Publication: 11/13/2025
Last Publication: 12/11/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$240,121.00
Deficiency: \$0.00
Total Indebtedness: \$240,121.00

Foreclosure: #: 0607-2025

The Grantor: Hilda Herrera and Brandon F Herrera

Legal Description: LOT 14, BLOCK 29, THE UNION PACIFIC LAND COMPANY, SECOND ADDITION TO THE TOWN OF DEER TRAIL, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 035136159

Street Address: 1131 5th Ave, Deer Trail, CO 80105

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 12/25/2025

Last Publication: 01/22/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$300,200.00

Deficiency: \$115,808.87

Total Indebtedness: \$416,008.87

Foreclosure: #: 0669-2025

The Grantor: FELIPE SANTANA BUSTOS

Legal Description: LOT 4, SOUTH DECATUR SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 3230 S DECATUR ST, DENVER, CO 80236

Current Beneficiary Name: LAKEVIEW LOAN SERVICING, LLC

First Publication: 01/15/2026

Last Publication: 02/12/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$318,200.00

Deficiency: \$55,399.54

Total Indebtedness: \$373,599.54

Foreclosure: #: 0670-2025

The Grantor: SHELLY L EDWARDS

Legal Description: LOT 61, SOUTHPARK SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO
A.P.N.: 2077-32-1-16-061

Street Address: 2972 W LONG DRIVE #E, Littleton, CO 80120

Current Beneficiary Name: MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL

First Publication: 01/15/2026

Last Publication: 02/12/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$441,263.00

Deficiency: \$304,801.85

Total Indebtedness: \$746,064.85

Total Foreclosures: 7