

# Arapahoe County Pre Sale Foreclosure List

3/16/2026

2:59:46PM

Sale Date: March 18, 2026

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Foreclosure #: 0414-2025

The Grantor: Eric James Smith

Legal Description: LOT 33, BLOCK 2, PEACHWOOD SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN #: 032501740

Street Address: 12093 E Hoye Dr, Aurora, CO 80012

Current Beneficiary Name: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS , a Missouri Limited Liability Company

First Publication: 09/25/2025

Last Publication: 10/23/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$243,745.00

Deficiency: \$203,266.15

Total Indebtedness: \$447,011.15

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Foreclosure #: 0557-2025

The Grantor: Rikki Falsetto

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Street Address: 16153 E ALASKA PL UNIT 1, Aurora, CO 80017-2150

Current Beneficiary Name: New American Funding, LLC fka Broker Solutions, Inc., dba Kind Lending

First Publication: 12/04/2025

Last Publication: 01/01/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$152,500.00

Deficiency: \$39,245.02

Total Indebtedness: \$191,745.02

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Foreclosure: #: 0637-2025

The Grantor: Kelly Maebane

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

PARCEL ID NUMBER: 032536314

Street Address: 18131 E Arizona Ave Unit F, Aurora, CO 80017

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 01/08/2026

Last Publication: 02/05/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$130,720.00

Deficiency: \$32,913.96

Total Indebtedness: \$163,633.96

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Foreclosure: #: 0639-2025

The Grantor: Willard Ferneau

Legal Description: SEE EXHIBIT A

Street Address: 13833 E Lehigh Ave Apt A, Aurora, CO 80014

Current Beneficiary Name: Planet Home Lending, LLC

First Publication: 01/08/2026

Last Publication: 02/05/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$223,573.00

Deficiency: \$129,230.55

Total Indebtedness: \$352,803.55

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Foreclosure: #: 0645-2025

The Grantor: Kelly Moore

Legal Description: LOT 5, BLOCK 2, SORREL RANCH SUBDIVISION FILING NO. 8 AMENDMENT NO. 1,  
COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 24328 E Brandt Ave, Aurora, CO 80016

Current Beneficiary Name: ENT CREDIT UNION

First Publication: 01/08/2026

Last Publication: 02/05/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$83,453.91

Deficiency: \$0.00

Total Indebtedness: \$83,453.91

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Total Foreclosures: 5