

Arapahoe County Pre Sale Foreclosure List

4/21/2026

4:15:21PM

Sale Date: April 22, 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: \$176,991.85

Deficiency: \$0.00

Total Indebtedness: \$176,991.85

Foreclosure #: 0660-2025

The Grantor: Camp Pickle Centennial Landowner, LLC

Legal Description: LOT 1, BLOCK 1, EASTER-LIMA SUBDIVISION FILING NO. 5, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED APRIL 21, 2023 UNDER RECEPTION NO. E3026543, CITY OF CENTENNIAL, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 7040 South Kenton Street, Centennial, CO 80112

Current Beneficiary Name: Easterlima Development, LLP

First Publication: 01/15/2026

Last Publication: 02/12/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$2,870,773.75

Deficiency: \$0.00

Total Indebtedness: \$2,870,773.75

Foreclosure #: 0733-2025
The Grantor: Artyn Keshchyan AND Yana Vasilyeva
Legal Description: SEE ATTACHED LEGAL DESCRIPTION
A.P.N.: 2071-19-4-50-003
Street Address: 24646 E Calhoun Pl #C, Aurora, CO 80016
Current Beneficiary Name: CARRINGTON MORTGAGE SERVICES, LLC

First Publication: 02/19/2026

Last Publication: 03/19/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$280,500.00

Deficiency: \$186,906.37

Total Indebtedness: \$467,406.37

Foreclosure #: 0736-2025
The Grantor: LRWKRE I, LLC

Legal Description: See Attached Exhibit A Legal Description

Street Address: , , 80017

Current Beneficiary Name: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial
Capital Loan Trust 2023-3

First Publication: 02/26/2026

Last Publication: 03/26/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$744,500.00

Deficiency: \$191,302.00

Total Indebtedness: \$935,802.00

Foreclosure: #: 0744-2025

The Grantor: Donna L Sexton

Legal Description: LOT 29, BLOCK 10, KINGSBOROUGH FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 2433 S Memphis Way, Aurora, CO 80013

Current Beneficiary Name: Lakeview Loan Servicing, LLC

First Publication: 02/26/2026

Last Publication: 03/26/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$355,532.00

Deficiency: \$77,628.35

Total Indebtedness: \$433,160.35

Total Foreclosures: 5