

# Arapahoe County Pre Sale Foreclosure List

4/20/2026

3:13:28PM

Sale Date: April 22, 2026

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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

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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: \$2,870,760.00  
Deficiency: \$0.00  
Total Indebtedness: \$2,870,760.00

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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

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Foreclosure #: 0735-2025  
The Grantor: Robert A Degoey  
Legal Description: SEE ATTACHED LEGAL DESCRIPTION  
Street Address: 13850 E Marina Dr Building 235 Unit 510, Aurora, CO 80014  
Current Beneficiary Name: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC  
First Publication: 02/26/2026  
Last Publication: 03/26/2026  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$72,836.17  
Deficiency: \$0.00  
Total Indebtedness: \$72,836.17

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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

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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

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Total Foreclosures: 6