

# Arapahoe County Pre Sale Foreclosure List

4/28/2026

3:58:51PM

Sale Date: April 29, 2026

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Foreclosure #: 0174-2025

The Grantor: Matthew M. Berry, a single person

Legal Description: LOT 10, BLOCK 4, THE HIGHLANDS FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 7606 S Ogden Way, Centennial, CO 80122

Current Beneficiary Name: TH MSR Holdings LLC

First Publication: 05/22/2025

Last Publication: 06/19/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$479,000.00

Deficiency: \$192,482.89

Total Indebtedness: \$671,482.89

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Foreclosure #: 0685-2025

The Grantor: Ralonda Simmons

Legal Description: SEE ATTACHED LEGAL DESCRIPTION  
APN #: 197325407054

Street Address: 13651 E Yale Ave D, Aurora, CO 80014-2267

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 01/29/2026

Last Publication: 02/26/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$123,380.00

Deficiency: \$190,708.94

Total Indebtedness: \$314,088.94

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Foreclosure #: 0686-2025  
The Grantor: Donald Paul Doyle  
Legal Description: LOT 10, BLOCK 25, HOFFMAN TOWN THIRD FILING, COUNTY OF ARAPAHOE,  
STATE OF COLORADO.

Street Address: 970 Scranton St, Aurora, CO 80011

Current Beneficiary Name: PLANET HOME LENDING, LLC

First Publication: 01/29/2026

Last Publication: 02/26/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$260,555.00

Deficiency: \$123,037.09

Total Indebtedness: \$383,592.09

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Foreclosure #: 0695-2025  
The Grantor: Triton Investments Corporation

Legal Description: ALL THE REAL PROPERTY, TOGETHER WITH ANY IMPROVEMENTS THEREON,  
LOCATED IN THE COUNTY OF ARAPAHOE AND STATE OF COLORADO,  
DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 4, LYN MEADOWS SUB, 2ND FILING, COUNTY OF ARAPAHOE,  
STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS,  
AGREEMENTS OF RECORD IF ANY.

Street Address: 178 Paris Cir, Aurora, CO 80011

Current Beneficiary Name: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as the  
Trustee of Imperial Fund Mortgage Trust 2023-NQM1

First Publication: 01/29/2026

Last Publication: 02/26/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$270,000.00

Deficiency: \$74,329.88

Total Indebtedness: \$344,329.88

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Foreclosure #: 0756-2025

The Grantor: AARON RAY CHAVEZ

Legal Description: CONDOMINIUM UNIT NO. 305, BUILDING C, RED SKY CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP FILED OF RECORD ON APRIL 30, 1979 UNDER RECEPTION NO. 184621, AND AS DEFINED IN THE DECLARATION OF CONDOMINIUM OF RED SKY RECORDED JANUARY 11, 1979 IN BOOK 2918 AT PAGE 601, RECORDS OF ARAPAHOE COUNTY, COLORADO, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE AND OR CARPORT SPACE NO. 305-C, AND THE EXCLUSIVE RIGHT TO USE STORAGE SPACE NO. 305-S IN BUILDING C, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 14602 E 2ND AVE # 305C, AURORA, CO 80011

Current Beneficiary Name: NATIONSTAR MORTGAGE LLC

First Publication: 03/05/2026

Last Publication: 04/02/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$92,600.00

Deficiency: \$24,168.22

Total Indebtedness: \$116,768.22

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Foreclosure #: 0759-2025

The Grantor: Robert W. Collison and Betty J. Collison

Legal Description: LOT 15, BLOCK 8, J E ROUPP SECOND ADDITION AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
APN#: 031055351

Street Address: 1355 Racine St, Aurora, CO 80011

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 03/05/2026

Last Publication: 04/02/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$293,250.00

Deficiency: \$74,829.44

Total Indebtedness: \$368,079.44

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Total Foreclosures: 6