

Arapahoe County Pre Sale Foreclosure List

4/6/2026

2:54:04PM

Sale Date: April 08, 2026

Foreclosure #: 0515-2025

The Grantor: Evan I. Jones

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

APN#: 032610182

Street Address: 13744 East Lehigh Avenue, Unit A, Aurora, CO 80014

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 11/13/2025

Last Publication: 12/11/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$138,519.86

Deficiency: \$0.00

Total Indebtedness: \$138,519.86

Foreclosure #: 0555-2025

The Grantor: Jeremy Diggins, Wendy Diggins

Legal Description: Lot 4, Block 14, Littleton Village Replat No. 2,
County of Arapahoe, State of Colorado.

Street Address: 7367 S Pennsylvania St, Littleton, CO 80122-3348

Current Beneficiary Name: M & T Bank

First Publication: 12/04/2025

Last Publication: 01/01/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$609,363.00

Deficiency: \$208,574.35

Total Indebtedness: \$817,937.35

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: \$148,700.00

Deficiency: \$43,656.36

Total Indebtedness: \$192,356.36

Foreclosure: #: 0577-2025

The Grantor: Richard D. Thurman

Legal Description: Lot 16, Block 2, Willow Trace Subdivision, Filing No. 2, County of Arapahoe, State of Colorado.

Street Address: 20431 E Union Cir, Aurora, CO 80015

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 12/11/2025

Last Publication: 01/08/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$506,000.00

Deficiency: \$188,373.68

Total Indebtedness: \$694,373.68

Foreclosure: #: 0694-2025
The Grantor: Avi Potomac, LLC, A Colorado Limited Liability Company, Avi Sable LLC, A Colorado Limited Liability Co
Legal Description: PLEASE SEE ATTACHED EXHIBIT A
Street Address: , , CO 80012
Current Beneficiary Name: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Deephaven Residential Mortgage Trust 2022-1
First Publication: 01/29/2026
Last Publication: 02/26/2026
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$2,724,276.05
Deficiency: \$1,205,694.76
Total Indebtedness: \$3,929,970.81

Foreclosure: #: 0710-2025
The Grantor: Rosa Lara
Legal Description: Attached as Exhibit "A"
Street Address: 10594 E Jewell Ave, Aurora, CO 80012
Current Beneficiary Name: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
First Publication: 02/12/2026
Last Publication: 03/12/2026
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$279,300.00
Deficiency: \$137,337.20
Total Indebtedness: \$416,637.20

Foreclosure: #: 0713-2025
The Grantor: Gwendolyn Finley
Legal Description: Attached as Exhibit "A"
Street Address: 14341 E Tennessee Ave Unit 205, Aurora, CO 80012
Current Beneficiary Name: Freedom Mortgage Corporation

First Publication: 02/12/2026
Last Publication: 03/12/2026

Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$115,940.00
Deficiency: \$136,878.85
Total Indebtedness: \$252,818.85

Foreclosure: #: 0715-2025
The Grantor: Callie C Henry
Legal Description: LOT 8, BLOCK 6, LYN KNOLL-THIRD FILING, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 266 Uvalda Street, Aurora, CO 80011

Current Beneficiary Name: PHH Mortgage Corporation

First Publication: 02/12/2026
Last Publication: 03/12/2026

Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$300,024.07
Deficiency: \$0.00
Total Indebtedness: \$300,024.07

Foreclosure: #: 0716-2025

The Grantor: Gary Stevens III

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 1975-07-3-08-031

Street Address: 63 S Sable Blvd Unit E26, Aurora, CO 80012

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 02/12/2026

Last Publication: 03/12/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$114,900.00

Deficiency: \$42,319.76

Total Indebtedness: \$157,219.76

Foreclosure: #: 0717-2025

The Grantor: Celina Trujillo

Legal Description: LOT 2, BLOCK 2, COUNTRY GREEN FILING 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 197326107002

Street Address: 1925 S Oakland Way, Aurora, CO 80014

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 02/12/2026

Last Publication: 03/12/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$239,400.00

Deficiency: \$5,045.00

Total Indebtedness: \$244,445.00

Foreclosure #: 0725-2025

The Grantor: Larry Lee Spelts, Jr.

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 033925556

Street Address: 1064 Chambers Court #105, Aurora, CO 80011

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 02/12/2026

Last Publication: 03/12/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$94,900.00

Deficiency: \$24,029.63

Total Indebtedness: \$118,929.63

Total Foreclosures: 11