

Arapahoe County Pre Sale Foreclosure List

5/20/2026

8:55:50AM

Sale Date: May 20, 2026

Foreclosure #: 0052-2025

The Grantor: Wilbur Arnold Young

Legal Description: LOTS 41 AND 42, BLOCK 16, COLFAX VILLA RE-SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1973-03-4-09-012

Street Address: 921-923 Emporia Street, Aurora, CO 80010

Current Beneficiary Name: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

First Publication: 03/27/2025

Last Publication: 04/24/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$67,341.21

Deficiency: \$0.00

Total Indebtedness: \$67,341.21

Foreclosure #: 0415-2025

The Grantor: Cynthia Bikab

Legal Description: See attached Exhibit A

Street Address: 1039 S Walden Way, Unit 153, Aurora, CO 80017

Current Beneficiary Name: Selene Finance LP

First Publication: 09/25/2025

Last Publication: 10/23/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$169,300.00

Deficiency: \$49,925.12

Total Indebtedness: \$219,225.12

Foreclosure: #: 0471-2025

The Grantor: Daniel J Wensien

Legal Description: LOT 11, BLOCK 3, SUMMER VALLEY SUBDIVISION FILING NO. 11 AMENDED,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 18115 E Milan Place, Aurora, CO 80013

Current Beneficiary Name: Guild Mortgage Company LLC

First Publication: 10/23/2025

Last Publication: 11/20/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$310,500.00

Deficiency: \$49,838.40

Total Indebtedness: \$360,338.40

Foreclosure: #: 0730-2025

The Grantor: Brady Kell and Chantel Kell

Legal Description: LOT 34, BLOCK 5, PARKVIEW COMMONS SUBDIVISION FILING NO. 2, AS
AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JULY 2, 1985 IN BOOK 4480
AT PAGE 308, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 5566 S Ireland St, Centennial, CO 80015

Current Beneficiary Name: PennyMac Loan Services, LLC

First Publication: 02/19/2026

Last Publication: 03/19/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$432,017.00

Deficiency: \$138,043.78

Total Indebtedness: \$570,060.78

Foreclosure #: 0039-2026
The Grantor: Anthony Michael Taurino, III AND Shannon Ashley Motto
Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 034219200

Street Address: 3226 W Girard Ave Unit B, Englewood, CO 80110-1837

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$218,200.00

Deficiency: \$151,856.48

Total Indebtedness: \$370,056.48

Foreclosure #: 0041-2026

The Grantor: ACABO, LLC

Legal Description: LOT 11, BLOCK 3, WOODGATE SUBDIVISION, FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO

Street Address: 14503 E WAGONTRAIL DR, Aurora, CO 80015

Current Beneficiary Name: CWS INVESTMENTS, INC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$500,000.00

Deficiency: \$46,801.41

Total Indebtedness: \$546,801.41

Foreclosure: #: 0063-2026

The Grantor: Adrian Kirkland Jr and Dana Barnes

Legal Description: THE SOUTH 1/2 OF LOT 7, BLOCK 2, TOWN OF DEER TRAIL, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 331 2nd Avenue, Deer Trail, CO 80105

Current Beneficiary Name: Data Mortgage, Inc. DBA Essex Mortgage

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$158,700.00

Deficiency: \$173,503.06

Total Indebtedness: \$332,203.06

Foreclosure: #: 0068-2026

The Grantor: Mustafa Farooq Alawl and Duha Riad Abd

Legal Description: LOT 18, BLOCK 3, VILLAGE EAST, UNIT 4 - SECOND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 2042 South Moline Way, Aurora, CO 80014

Current Beneficiary Name: NewRez LLC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$389,850.00

Deficiency: \$241,731.90

Total Indebtedness: \$631,581.90

Foreclosure: #: 0074-2026
The Grantor: William Howard Frugia, Edith Annette Frugia

Legal Description: Please see attached Exhibit A

Street Address: 13281 E Asbury Dr Apt 202, Aurora, CO 80014

Current Beneficiary Name: Lakeview Loan Servicing, LLC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$155,300.00

Deficiency: \$23,845.96

Total Indebtedness: \$179,145.96

Foreclosure: #: 0077-2026

The Grantor: Kevin Rodriguez AND Patrick Schaffer

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 1975-19-3-34-085

Street Address: 14434 East Colorado Drive Unit 201, Aurora, CO 80012

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$117,800.00

Deficiency: \$162,876.30

Total Indebtedness: \$280,676.30

Total Foreclosures: 10