

Arapahoe County Pre Sale Foreclosure List

5/19/2025

3:15:20PM

Sale Date: May 21, 2025

Foreclosure #: 0442-2024

The Grantor: Orchard & Greenwood LLC, a Delaware limited liability company

Legal Description: See Exhibit A, attached hereto.

Street Address: 7600 East Orchard Road, Greenwood Village, CO 80111

Current Beneficiary Name: Wilmington Trust, National Association, as Trustee for the registered holders of Wells Fargo Commercial Mortgage Trust 2014-LC16, Commercial Mortgage Pass-Through Certificates, Series 2014-LC16

First Publication: 12/12/2024

Last Publication: 01/09/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$29,384,706.38

Deficiency: \$0.00

Total Indebtedness: \$29,384,706.38

Foreclosure #: 0575-2024

The Grantor: Alexander C. Nunnelee and Debra J. Nunnelee

Legal Description: See attached Exhibit A

Street Address: 1306 S Parker Rd, Unit #384, Denver, CO 80231-2146

Current Beneficiary Name: PennyMac Loan Services, LLC

First Publication: 03/06/2025

Last Publication: 04/03/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$112,908.82

Deficiency: \$0.00

Total Indebtedness: \$112,908.82

Foreclosure: #: 0016-2025

The Grantor: David O. Otiego

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Street Address: 931 S Zeno Way, Unit 106, Aurora, CO 80017

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 03/20/2025

Last Publication: 04/17/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$213,700.00

Deficiency: \$102,046.91

Total Indebtedness: \$315,746.91

Foreclosure: #: 0028-2025

The Grantor: Khadiga Ali Mohamed Gobara, Elmueiz Hamza Karar

Legal Description: LOT 19, BLOCK 1, VILLAGE EAST, UNIT 3 - SECOND FILING, ACCORDING TO THE
RECORDED PLAT THEREOF, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1429 S Lima St, Aurora, CO 80012

Current Beneficiary Name: PNC Bank National Association

First Publication: 03/27/2025

Last Publication: 04/24/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$237,959.62

Deficiency: \$0.00

Total Indebtedness: \$237,959.62

Foreclosure: #: 0036-2025
The Grantor: OBC Investments LLC, A Colorado Limited Liability Company
Legal Description: LOT 12, BLOCK 4, MISSION VIEJO SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 16743 E Kenyon Dr, Aurora, CO 80013
Current Beneficiary Name: BFSR3, LLC
First Publication: 03/27/2025
Last Publication: 04/24/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$711,806.30
Deficiency: \$0.00
Total Indebtedness: \$711,806.30

Foreclosure: #: 0041-2025
The Grantor: CYNTHIA J. BURKE AND VANESSA D. SMITH
Legal Description: LOT 16 AND NORTH 18 FEET OF LOT 17, BLOCK 6, DEL MAR AMENDED PLAT, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 1396 DEL MAR PKWY, AURORA, CO 80010
Current Beneficiary Name: MCLP ASSET COMPANY, INC.
First Publication: 03/27/2025
Last Publication: 04/24/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$346,271.36
Deficiency: \$0.00
Total Indebtedness: \$346,271.36

Foreclosure: #: 0042-2025
The Grantor: Marcel D Vallot
Legal Description: LOT 102, BLOCK 1, CHAMBERS RIDGE FILING NO. 1, COUNTY OF ARAPAHOE,
STATE OF COLORADO.

A.P.N.: 1975-29-2-19-102

Street Address: 2062 S. Helena Street #A, Aurora, CO 80013

Current Beneficiary Name: PLANET HOME LENDING, LLC

First Publication: 03/27/2025

Last Publication: 04/24/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$289,000.00

Deficiency: \$80,085.85

Total Indebtedness: \$369,085.85

Foreclosure: #: 0043-2025

The Grantor: Roger D Villeda

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 2073-06-2-11-090

Street Address: 13762 E Lehigh Avenue B, Aurora, CO 80014

Current Beneficiary Name: SELENE FINANCE LP

First Publication: 03/27/2025

Last Publication: 04/24/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$233,507.24

Deficiency: \$0.00

Total Indebtedness: \$233,507.24

Foreclosure: #: 0053-2025

The Grantor: LINDA C WILSON

Legal Description: LOT 87, BLOCK 2, SUNSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

Street Address: 1611 SOUTH IDALIA CIRCLE #B, AURORA, CO 80017

Current Beneficiary Name: THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES

First Publication: 03/27/2025

Last Publication: 04/24/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$52,695.67

Deficiency: \$0.00

Total Indebtedness: \$52,695.67

Total Foreclosures: 9