

Arapahoe County Pre Sale Foreclosure List

6/9/2026

3:49:46PM

Sale Date: June 10, 2026

Foreclosure #: 0623-2025

The Grantor: Diane L. Evans

Legal Description: ATTACHED AS EXHIBIT "A"

Street Address: 14652 E 2nd Avenue, 200D, Aurora, CO 80011

Current Beneficiary Name: New American Funding, LLC FKA Broker Solutions Inc., DBA New American Funding

First Publication: 01/01/2026

Last Publication: 01/29/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$152,900.00

Deficiency: \$8,778.60

Total Indebtedness: \$161,678.60

Foreclosure #: 0081-2026

The Grantor: Aatif Khalil

Legal Description: CONDOMINIUM UNIT NO. 397, CLUB VALENCIA CONDOMINIUMS, IN ACCORDANCE WITH THE DECLARATION RECORDED ON DECEMBER 12, 1979 IN BOOK 3135 AT PAGE 443, AND CONDOMINIUM MAP RECORDED ON DECEMBER 12, 1979 AT RECEPTION NO. 1922030 OF THE ARAPAHOE COUNTY RECORDS, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN #: 1973-21-1-05-301

Street Address: 1306 S PARKER ROAD CONDO 397, Denver, CO 80231

Current Beneficiary Name: CANVAS CREDIT UNION

First Publication: 04/09/2026

Last Publication: 05/07/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$42,200.00

Deficiency: \$71,557.06

Total Indebtedness: \$113,757.06

Foreclosure: #: 0111-2026

The Grantor: ACABO, LLC

Legal Description: LOT 22, BLOCK 4, MISSION VIEJO SUBDIVISION FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 4105 S Laredo Way, Aurora, CO 80013

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$450,001.00

Deficiency: \$219,504.54

Total Indebtedness: \$669,505.54

Foreclosure: #: 0125-2026

The Grantor: Doris Achamfour

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

A.P.N.: 1975-18-3-27-010

Street Address: 14331 E Tennessee Ave Unit 201, Aurora, CO 80012

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$189,750.00

Deficiency: \$156,704.12

Total Indebtedness: \$346,454.12

Foreclosure #: 0126-2026

The Grantor: Laura Coutu

Legal Description: LOT 39, BLOCK 3, SEVEN LAKES SUBDIVISION - FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL ID NUMBER: 031529115

Street Address: 18844 E Cornell Ave, Aurora, CO 80013

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$325,473.00

Deficiency: \$52,847.15

Total Indebtedness: \$378,320.15

Foreclosure #: 0128-2026

The Grantor: Robert Nixon

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
APN #: 1973-21-1-24-013

Street Address: 8707 E Florida Ave 713, Denver, CO 80247

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$191,820.00

Deficiency: \$27,880.72

Total Indebtedness: \$219,700.72

Foreclosure: #: 0134-2026

The Grantor: Chance Christian Enriquez

Legal Description: Please see attached Exhibit A.

Street Address: 4310 S Andes WAY, # 203, Aurora, CO 80015-2832

Current Beneficiary Name: NewRez LLC dba Shellpoint Mortgage Servicing

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$162,500.00

Deficiency: \$33,455.27

Total Indebtedness: \$195,955.27

Foreclosure: #: 0136-2026

The Grantor: Kristi N Melchior

Legal Description: LOT 3, BLOCK 2, COUNTRY GREEN FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN/PARCEL ID: 1973-26-1-07-003

Street Address: 1927 S Oakland Way, Aurora, CO 80014

Current Beneficiary Name: MIDFIRST BANK

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$238,050.00

Deficiency: \$152,123.74

Total Indebtedness: \$390,173.74

Foreclosure: #: 0146-2026

The Grantor: Mariam Ohimai

Legal Description: LOT 6 AND THE W 1/2 OF TRACT E ADJACENT TO SAID LOT 6 ON THE EAST,
BLOCK 6, SUMMER VALLEY SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE,
STATE OF COLORADO.

Street Address: 18250 E Hampden Pl, Aurora, CO 80013

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$406,850.00

Deficiency: \$256,591.45

Total Indebtedness: \$663,441.45

Foreclosure: #: 0147-2026

The Grantor: James Monares AND Marilyn Monares

Legal Description: LOT 48, BLOCK 2, SUMMER VALLEY SUBDIVISION FILING NO. 21, COUNTY OF
ARAPAHOE, STATE OF COLORADO.
A.P.N.: 031702232

Street Address: 4511 S Buckley Way, Aurora, CO 80015

Current Beneficiary Name: FINANCE OF AMERICA REVERSE LLC

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$301,369.13

Deficiency: \$0.00

Total Indebtedness: \$301,369.13

Total Foreclosures: 10