Sale Date: June 11, 2025

Foreclosure #: 0404-2024 The Grantor: Anita Marie Hand AND Calvin R Hand Legal Description: LOT 5, BLOCK 2, BLIOU VALLEY ESTATES, COUNTY OF ARAPAHOE, STATE OF COLORADO APN: 1985-16.4-02-005 Street Address: 554 E Pleasant Avenue, Byers, CO 80103 Current Beneficiary Name: RADITIONAL MORTGAGE ACCEPTANCE CORPORATION First Publication: 11/14/2024 Last Publication: 12/12/2024 Publication Newspaper: Sentinel Colorado Lender's Bid Amount: \$276,774.26 Deficiency: \$0.00 Total Indebtedness: \$276,774.26 Deficiency: \$276,774.26 Country of ARAPAHOE, STATE OF COLORADO. COUNTY OF ARAPAHOE, STATE OF COLORADO. COUNTY OF ARAPAHOE, STATE OF COLORADO. COUNTY OF ARAPAHOE, STATE OF COLORADO. CURTY OF ARAPAHOE, STATE OF COLORADO. APN #: 197519117006 Street Address: 14892 F. Kansas PI, Aurora, CO 80012 Curr				
Legal Description: LOT 5, BLOCK 2, BLOU VALLEY ESTATES, COUNTY OF ARAPAHOE, STATE OF COLORADO APN: 1985-164-02-005 Street Address: 554 E Pleasant Avenue, Byers, CO 80103 Current Beneficiary Name: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION First Publication: 11/14/2024 Last Publication: 12/12/2024 Publication: 12/12/2024 Publication: S276,774.26 Deficiency: \$0.00 Total Indebtedness: \$276,774.26 Poreclosure: #: 0461-2024 The Grantor: Moustafa Alidou Legal Description: LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO. APN #: 197519117006 Street Address: 14892 E Kansas PI, Aurora, CO 80012 Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY First Publication: 12/26/2024 Last Publication: 01/23/2025 Publication: 01/23/2025 Publication Newspaper: Sentinel Colorado	Foreclosure: #:	0404-2024		
COLORADO APN: 1985-164-02-005 Street Address: 554 E Pleasant Avenue, Byers, CO 80103 Current Beneficiary Name: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION First Publication: 11/14/2024 Last Publication: 12/12/2024 Publication Newspaper: Sentinel Colorado Lender's Bid Amount: \$276,774.26 Deficiency: \$30.00 Total Indebtedness: \$276,774.26 Perfeciency: \$20,00 Total Indebtedness: \$276,774.26 Foreelosure: #: 0461-2024 The Grantor: Moustafa Alidou Legal Description: LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO. APN #: 197519117006 Street Address: 14892 E Kansas PI, Aurora, CO 80012 Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY First Publication: 1/23/2025 Publication Newspaper: Sentinel Colorado	The Grantor:	Anita Marie Hand AND Calvin R Hand		
Current Beneficiary Name: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION First Publication: 1/1/4/2024 Last Publication: 1/1/2/2004 Publication: 1/1/2/2004 Publication Newsparry: Sentinel Colorado Lender's Bid Amount: \$276,774.26 Deficiency: \$0.00 Total Indebtedness: \$276,774.26 Procelosure: #: 0461-2024 The Grantor: Moustafa Alidou Legal Description: LOT & BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO. APN #: 197519117006 Anvora, CO 80012 Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY First Publication: 1/2/2/2/2 Last Publication: 1/2/2/2/2 Last Publication: 1/2/2/2/2 Multication: 1/2/2/2/2	Legal Description:	COLORADO		
First Publication: $11/14/2024$ Last Publication: $12/12/2024$ Publication Newspaper:Sentinel ColoradoLender's Bid Amount: $$276,774.26$ Deficiency: $$0.00$ Total Indebtedness: $$276,774.26$ Foreclosure: #: $0461-2024$ The Grantor:Moustafa AlidouLegal Description:LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.Lerent Beneficiary Nume:COLORADO HOUSING AND FINANCE AUTHORITYFirst Publication: $12/26/2024$ Last Publication: $1/23/2025$ Publication: $01/23/2025$	Street Address: 554	Street Address: 554 E Pleasant Avenue, Byers, CO 80103		
Last Publication12/12/224Publication NewspareSentinel ColoradoLender's Bid Amount\$276,774.26Deficiency:\$0.00Total Indebtedness:\$276,774.26Foreclosure: #:0461-2024Foreclosure: #:0461-2024The Grantor:Moustaf AlidouLegal Description:LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.ApN #: 197519117006Street Address:1497519117006Street Address:1426/2024Current Beneficiary Name:COLORADO HOUSING AND FINANCE AUTHORITYFirst Publication:12/26/2024Last Publication:01/23/2025Publication:01/23/205	Current Beneficiary	Name: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION		
Publication Newspaper:Sentinel ColoradoLender's Bid Amount:\$276,774.26Deficiency:\$0.00Total Indebtedness:\$276,774.26Foreclosure: #:0461-2024Foreclosure: #:0461-2024The Grantor:Moustat AlidouLegal Description:LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.APN #: 197519117006Street Address: 14892 E Kansas PI, Aurora, CO 80012Current Beneficiary Name:COLORADO HOUSING AND FINANCE AUTHORITYFirst Publication:12/26/2024Last Publication:01/23/2025Publication:01/23/2025	First Publication:	First Publication: 11/14/2024		
Lender's Bid Amount: \$276,774.26 Deficiency: \$0.00 Total Indebtedness: \$276,774.26 Foreclosure: #: 0461-2024 The Grantor: Moustafa Alidou Legal Description: LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO. APN #: 197519117006 Street Address: 14892 E Kansas PI, Aurora, CO 80012 Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY First Publication: 12/26/2024 Last Publication: 01/23/2025 Publication Newspaper: Sentinel Colorado	Last Publication:	12/12/2024		
Deficiency: \$0.00 Total Indebtedness: \$276,774.26 Foreclosure: #: 0461-2024 The Grantor: Moustafa Alidou Legal Description: LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO. APN #: 197519117006 Street Address: 14892 E Kansas Pl, Aurora, CO 80012 Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY First Publication: 12/26/2024 Last Publication: 01/23/2025 Publication Newspare: Sentinel Colorado	Publication Newspaj	ber: Sentinel Colorado		
Total Indebtedness:\$276,774.26Foreclosure: #:0461-2024The Grantor:Moustafa AlidouLegal Description:LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.APN #: 197519117006Street Address:14892 E Kansas PI, Aurora, CO 80012Current Beneficiary Name:COLORADO HOUSING AND FINANCE AUTHORITYFirst Publication:1/2/26/2024Last Publication:01/23/2025Publication Newspur:Sentinel Colorado	Lender's Bid Amoun	t: \$276,774.26		
Foreclosure: #: 0461-2024 The Grantor: Moustafa Alidou Legal Description: LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO. APN #: 197519117006 Street Address: 14892 E Kansas Pl, Aurora, CO 80012 Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY First Publication: 12/26/2024 Last Publication: 01/23/2025 Publication Newspaper: Sentinel Colorado	Deficiency:	\$0.00		
The Grantor: Moustafa Alidou Legal Description: CDT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO. APN #: 197519117006 APN #: 197519117006 Street Address: 1497 - Exasas PI, Aurora, CO 80012 Current Beneficiar: COLORADO HOUSING AND FINANCE AUTHORITY First Publication: 12/26/2024 Last Publication: 01/23/2025 Publication Newspr:: Sentinel Colorado	Total Indebtedness:	\$276,774.26		
Legal Description:LOT 6, BLOCK 2, NEVIN VILLAGE GREEN SUBDIVISION FILING NO 1, AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.APN #: 197519117006Street Address: 14892 E Kansas PI, Aurora, CO 80012Current Beneficiary Name:COLORADO HOUSING AND FINANCE AUTHORITYFirst Publication:12/26/2024Last Publication:01/23/2025Publication Newspur:Sentinel Colorado	Foreclosure: #:	0461-2024		
COUNTY OF ARAPAHOE, STATE OF COLORADO. APN #: 197519117006 Street Address: 14892 E Kansas Pl, Aurora, CO 80012 Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY First Publication: 12/26/2024 Last Publication: 01/23/2025 Publication Newspaper: Sentinel Colorado	The Grantor:	Moustafa Alidou		
Street Address: 14892 E Kansas PI, Aurora, CO 80012 Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY First Publication: 12/26/2024 Last Publication: 01/23/2025 Publication Newspur: Sentinel Colorado	Legal Description:			
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY First Publication: 12/26/2024 Last Publication: 01/23/2025 Publication Newspaper: Sentinel Colorado		APN #: 197519117006		
First Publication:12/26/2024Last Publication:01/23/2025Publication Newspaper:Sentinel Colorado	Street Address: 14892 E Kansas Pl, Aurora, CO 80012			
Last Publication:01/23/2025Publication Newspaper:Sentinel Colorado	Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY			
Publication Newspaper: Sentinel Colorado	First Publication: 12/26/2024			
	Last Publication:	01/23/2025		
$f_{\rm end} = 0.14$ are solution (2007) 428.02	Publication Newspa	ber: Sentinel Colorado		
Lender's Bia Amount: $529/,438.03$	Lender's Bid Amoun	t: \$297,438.03		
Deficiency: \$0.00	Deficiency:	\$0.00		
Total Indebtedness:\$297,438.03	Total Indebtedness:	\$297,438.03		

Foreclosure: #: 0535-2	2024		
The Grantor: Gabry	ela Newton-Bustamante		
Legal Description: See	attached Exhibit A		
Street Address: 1300 S Park	Street Address: 1300 S Parker Rd, Unit 299F, DENVER, CO 80231		
Current Beneficiary Name: U.S. BANK NATIONAL ASSOCIATION			
First Publication: 01/30/2	2025		
Last Publication: 02/27/2	2025		
Publication Newspaper:	Sentinel Colorado		
Lender's Bid Amount:	\$40,800.00		
Deficiency:	\$94,878.10		
Total Indebtedness:	\$135,678.10		
Foreclosure: #: 0572-2	Foreclosure: #: 0572-2024		
The Grantor: JC Me	chanical Heating & Air Conditioning LLC, a Colorado Limited Liability Company		
Legal Description: SEE EXHIBIT A			
Street Address: 7390 South Fraser Street Unit B, Centennial, CO 80112			
Current Beneficiary Name:	Fall River Holdings LLC, a Colorado Limited Liability Company		
First Publication: 03/06/2025			
Last Publication: 04/03/2025			
Publication Newspaper:	Littleton Independent		
Lender's Bid Amount:	\$650,000.00		
Deficiency:	\$72,783.78		
Total Indebtedness:	\$722,783.78		

Foreclosure: #: 0036-2	025			
The Grantor: OBC In	nvestments LLC, A Colorado Limited Liability Company			
• •	T 12, BLOCK 4, MISSION VIEJO SUBDIVISION FILING NO. 6, COUNTY OF APAHOE, STATE OF COLORADO.			
Street Address: 16743 E Kenyon Dr, Aurora, CO 80013				
Current Beneficiary Name: BFSR3, LLC				
First Publication: 03/27/2	2025			
Last Publication: 04/24/2025				
Publication Newspaper:	Sentinel Colorado			
Lender's Bid Amount:	\$715,000.00			
Deficiency:	\$130,884.86			
Total Indebtedness:	\$845,884.86			
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.				
PAR	CEL 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:	\$62,985.38			
Deficiency:	\$0.00			
Total Indebtedness:	\$62,985.38			

Foreclosure: #: 0	#: 0062-2025		
The Grantor: F	Rachel Grace Ohrtman		
Legal Description:	SEE ATTACHED LEGAL DESCRIPTION.		
Street Address: 1314 S	Street Address: 1314 S Dillon Way, Aurora, CO 80012		
Current Beneficiary N	Current Beneficiary Name: CARRINGTON MORTGAGE SERVICES, LLC		
First Publication: 0	04/10/2025		
Last Publication: 05/08/2025			
Publication Newspape	er: Sentinel Colorado		
Lender's Bid Amount:	\$285,770.00		
Deficiency:	\$87,488.63		
Total Indebtedness:	\$373,258.63		
Foreclosure: #: 0	0064-2025		
The Grantor:	Alondra Gisell Delgado AND Walter Alexis Delgado		
Legal Description: LOT 5, BLOCK 1, HARMONY SUBDIVISION FILING NO. 10, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.			
	APN #: 1977-09-3-24-005		
Street Address: 26987 E Maple Ave, Aurora, CO 80018			
Current Beneficiary N	ame: COLORADO HOUSING AND FINANCE AUTHORITY		
First Publication: 04/10/2025			
Last Publication: 05/08/2025			
Publication Newspape	er: Sentinel Colorado		
Lender's Bid Amount:	\$409,700.00		
Deficiency:	\$136,718.99		
Total Indebtedness:	\$546,418.99		

Foreclosure: #: 0072-20)25				
The Grantor: Pebbles	Laveta Hopke AND Tharen William Hopke				
Legal Description: SEE	ATTACHED LEGAL DESCRIPTION				
Street Address: 941 Quentin	Street Address: 941 Quentin Street, Aurora, CO 80011				
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY					
First Publication: 04/10/2	025				
Last Publication: 05/08/20	025				
Publication Newspaper:	Sentinel Colorado				
Lender's Bid Amount:	\$371,525.00				
Deficiency:	\$197,095.15				
Total Indebtedness:	\$568,620.15				
Foreclosure: #: 0074-20)25				
The Grantor: Angelina T. Contreras AND Oscyel Ramos					
Legal Description: SEE	ATTACHED LEGAL DESCRIPTION				
APN	: 2073-04-4-26-025				
Street Address: 17652 E Loyola Drive 2032R, Aurora, CO 80013					
Current Beneficiary Name:	COLORADO HOUSING AND FINANCE AUTHORITY				
First Publication: 04/10/2025					
Last Publication: 05/08/2025					
Publication Newspaper:	Sentinel Colorado				
Lender's Bid Amount:	\$176,330.00				
Deficiency:	\$100,348.33				
Total Indebtedness:	\$276,678.33				

Foreclosure: #: 00 [°]	oreclosure: #: 0079-2025	
The Grantor: Ro	obert Walls	
Legal Description:	Attached as Exhibit "A"	
Street Address: 14423 E Jewell Ave Unit 202, Aurora, CO 80012		
Current Beneficiary Nar	me: New American Funding LLC f/k/a Broker Solutions, Inc., d/b/a New American Funding	
First Publication: 04/	/10/2025	
Last Publication: 05/	/08/2025	
Publication Newspaper:	: Sentinel Colorado	
Lender's Bid Amount:	\$96,404.42	
Deficiency:	\$0.00	
Total Indebtedness:	\$96,404.42	
Foreclosure: #: 008	86-2025	
The Grantor: Da		
Legal Description: LOT 71, BLOCK 2, PARKVIEW SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.		
Street Address: 616 S Norfolk Way, Aurora, CO 80017		
Current Beneficiary Name: Lakeview Loan Servicing, LLC		
First Publication: 04/10/2025		
Last Publication: 05/08/2025		
Publication Newspaper:	: Sentinel Colorado	
Lender's Bid Amount:	\$327,600.00	
Deficiency:	\$33,587.64	
Total Indebtedness:	\$361,187.64	

Total Foreclosures: 12