

Arapahoe County Pre Sale Foreclosure List

6/22/2026

4:41:29PM

Sale Date: June 24, 2026

Foreclosure #: 0361-2024

The Grantor: Haroon Ihsan Sulehria

Legal Description: LOT 1, BLOCK 2, CHERRY HILLS FARM SUBDIVISION FILING NO. 4, COUNTY ARAPAHOE, STATE OF ,,COLORADO.

Street Address: 4936 S Fillmore Court, Cherry Hills Village, CO 80113

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 10/24/2024

Last Publication: 11/21/2024

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$6,000,000.00

Deficiency: \$2,972,664.39

Total Indebtedness: \$8,972,664.39

Foreclosure #: 0065-2025

The Grantor: Daniel Scott Penney AND Janice E Burdick

Legal Description: LOT 1, BLOCK 5, MEADOWOOD FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.
APN#: 197531102015

Street Address: 15297 E Columbia Dr, Aurora, CO 80014

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: \$262,200.00

Deficiency: \$124,476.16

Total Indebtedness: \$386,676.16

Foreclosure: #: 0333-2025

The Grantor: Reuben Droughns, III

Legal Description: PLEASE SEE EXHIBIT A ATTACHED HERETO

Street Address: 5955 South Elkhart Ct, Centennial, CO 80016

Current Beneficiary Name: Weinberg Servicing LLC

First Publication: 08/07/2025

Last Publication: 09/04/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$726,193.74

Deficiency: \$0.00

Total Indebtedness: \$726,193.74

Foreclosure: #: 0425-2025

The Grantor: Vadym Mogylevskyy

Legal Description: See attached Exhibit A

Street Address: 1535 S Florence Unit 420, Denver, CO 80247

Current Beneficiary Name: PennyMac Loan Services, LLC

First Publication: 09/25/2025

Last Publication: 10/23/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$178,720.55

Deficiency: \$0.00

Total Indebtedness: \$178,720.55

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: \$52,540.88

Total Indebtedness: \$363,040.88

Foreclosure: #: 0608-2025

The Grantor: MICHAEL L. LABELLE

Legal Description: LOT 7, BLOCK 3, LYN MEADOWS SUBDIVISION 1ST FILING, TOGETHER WITH,
SUBJECT TO AND IN ACCORDANCE WITH ALL THE RIGHTS, DUTIES,
OBLIGATIONS AND EASEMENTS AS SET FORTH IN THE DECLARATION
RECORDED AUGUST 10, 1971 IN BOOK 1948 AT PAGE 451, COUNTY OF ARAPAHOE,
STATE OF COLORADO.

Street Address: 12061 E 3RD AVE, AURORA, CO 80011-8207

Current Beneficiary Name: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

First Publication: 12/25/2025

Last Publication: 01/22/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$226,935.00

Deficiency: \$51,405.47

Total Indebtedness: \$278,340.47

Foreclosure #: 0714-2025

The Grantor: STEPHANIE GARCIA

Legal Description: LOTS 37 AND 38, BLOCK 93, SHERIDAN HEIGHTS, COUNTY OF ARAPAHOE, STATE OF COLORADO

Street Address: 2087 WEST ADRIATIC PLACE, ENGLEWOOD, CO 80110

Current Beneficiary Name: FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1

First Publication: 02/12/2026

Last Publication: 03/12/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$162,931.09

Deficiency: \$0.00

Total Indebtedness: \$162,931.09

Foreclosure #: 0732-2025

The Grantor: Michael Lucas

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

PARCEL ID: 034241639

Street Address: 10010 East Gunnison Place #702, Aurora, CO 80247

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 02/19/2026

Last Publication: 03/19/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$233,220.00

Deficiency: \$33,775.45

Total Indebtedness: \$266,995.45

Foreclosure: #: 0745-2025

The Grantor: Donna May Trask

Legal Description: Real property and improvements having a property address of 186 7th Avenue, Deer Trail CO 80150, Legally described on Exhibit A attached hereto, together with all its appurtenances (the "Property").

Street Address: 186 7th Avenue, Deer Trail, CO 80105

Current Beneficiary Name: TBK Bank, SSB

First Publication: 02/26/2026

Last Publication: 03/26/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$45,384.18

Deficiency: \$0.00

Total Indebtedness: \$45,384.18

Foreclosure: #: 0750-2025

The Grantor: CHRISTOPHER M. BRUCE

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Street Address: 2227 SOUTH BUCKLEY ROAD #101, AURORA, CO 80013

Current Beneficiary Name: AMERICAN FINANCING CORPORATION

First Publication: 03/05/2026

Last Publication: 04/02/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$102,000.00

Deficiency: \$97,007.14

Total Indebtedness: \$199,007.14

Foreclosure #: 0046-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 5, BLOCK 5,,MISSION VIEJO SUBDIVISION FILING NO. 6,,COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 3577 S Ouray Cir, Aurora, CO 80013

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$430,000.00

Deficiency: \$192,483.30

Total Indebtedness: \$622,483.30

Foreclosure #: 0047-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 24, BLOCK 2, SUNNYSLOPE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 16133 E Iowa Ave, Aurora, CO 80017

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$402,000.00

Deficiency: \$98,863.32

Total Indebtedness: \$500,863.32

Foreclosure #: 0048-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 54, BLOCK 7, AURORA HIGHLANDS SUBDIVISION FILING NO. 1,, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1589 S Telluride St, Aurora, CO 80017

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$410,000.00

Deficiency: \$103,164.46

Total Indebtedness: \$513,164.46

Foreclosure #: 0049-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 11, BLOCK 16, WILLOW PARK SUBDIVISION FILING NO. 1,, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1519 S Evanston St,, Aurora, CO 80012

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$370,000.00

Deficiency: \$105,643.64

Total Indebtedness: \$475,643.64

Foreclosure #: 0052-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 9, BLOCK 3,,AURORA KNOLLS SOUTH, FIRST FILING,, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 906 S Moline St, Aurora, CO 80012

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$386,000.00

Deficiency: \$204,186.53

Total Indebtedness: \$590,186.53

Foreclosure #: 0054-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 8, BLOCK 3,,SEVEN HILLS SUBDIVISION FILING NO. 11,, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 2758 S Cathay St, Aurora, CO 80013

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$430,000.00

Deficiency: \$235,869.82

Total Indebtedness: \$665,869.82

Foreclosure #: 0055-2026

The Grantor: ACABO, LLC

Legal Description: LOT 23, BLOCK 2, VILLAGE EAST, UNIT 2, NINTH FILING, COUNTY OF ARAPAHOE,
STATE OF COLORADO.

Street Address: 11306 E Colorado Dr, Aurora, CO 80012

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$475,001.00

Deficiency: \$258,656.56

Total Indebtedness: \$733,657.56

Foreclosure #: 0056-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 8, BLOCK 4,,PHEASANT RUN SUBDIVISION FILING NO. 3,,COUNTY OF
ARAPAHOE, STATE OF COLORADO.

Street Address: 4614 S Kalispell Way, Aurora, CO 80015

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$450,000.00

Deficiency: \$201,702.27

Total Indebtedness: \$651,702.27

Foreclosure #: 0090-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 12 AND THE SOUTH 1 FOOT OF LOT 11, BLOCK 1, STONE RIDGE PARK
SUBDIVISION FILING NO. 4,,COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1656 S Mobile St, Aurora, CO 80017

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 04/09/2026

Last Publication: 05/07/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$414,000.00

Deficiency: \$117,238.55

Total Indebtedness: \$531,238.55

Foreclosure #: 0097-2026

The Grantor: TAYLOR HUNTER

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

Street Address: 25584 EAST 5TH AVE, AURORA, CO 80018

Current Beneficiary Name: NEWREZ LLC

First Publication: 04/09/2026

Last Publication: 05/07/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$382,950.00

Deficiency: \$95,223.64

Total Indebtedness: \$478,173.64

Foreclosure #: 0101-2026

The Grantor: ACABO, LLC

Legal Description: LOT 10, BLOCK 4, SPRING CREEK MEADOWS SUBDIVISION FILING NO. 5,
COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 3905 S Kirk 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: \$530,000.00

Deficiency: \$252,997.53

Total Indebtedness: \$782,997.53

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: \$224,940.72

Total Indebtedness: \$674,941.72

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: \$258,346.38

Total Indebtedness: \$665,196.38

Foreclosure #: 0153-2026

The Grantor: Denise Blue

Legal Description: LOT 8, BLOCK 1, SAN FRANCISCO FILING NO. 2, COUNTY OF ARAPAHOE, STATE
OF COLORADO.

Street Address: 14212 E Hawaii Circle Unit D, Aurora, CO 80012

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/30/2026

Last Publication: 05/28/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$156,630.00

Deficiency: \$59,270.26

Total Indebtedness: \$215,900.26

Foreclosure #: 0155-2026
The Grantor: Ryan Christian Vasile Valente and Tamara Rodrigues Valente

Legal Description: Attached as Exhibit "A"

Street Address: 1893 S Pitkin St Unit A, Aurora, CO 80017

Current Beneficiary Name: NewRez LLC d/b/a Shellpoint Mortgage Servicing

First Publication: 04/30/2026

Last Publication: 05/28/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$141,200.00

Deficiency: \$104,173.23

Total Indebtedness: \$245,373.23

Foreclosure #: 0158-2026

The Grantor: Denise R Huckleberry

Legal Description: LOT 5, BLOCK 1, LEXINGTON EAST SUBDIVISION FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO

Street Address: 19490 E. Bails Place, Aurora, CO 80017

Current Beneficiary Name: Wells Fargo Bank, N.A., as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1

First Publication: 04/30/2026

Last Publication: 05/28/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$225,705.25

Deficiency: \$0.00

Total Indebtedness: \$225,705.25

Foreclosure #: 0161-2026

The Grantor: Bradley Moncur

Legal Description: LOT 9, BLOCK 1, EASTWOOD TOWNHOMES SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 15361 E Louisiana Ave, Aurora, CO 80017

Current Beneficiary Name: Freedom Mortgage Corporation

First Publication: 04/30/2026

Last Publication: 05/28/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$236,670.00

Deficiency: \$161,410.61

Total Indebtedness: \$398,080.61

Total Foreclosures: 27