

Arapahoe County Pre Sale Foreclosure List

6/2/2026

4:03:34PM

Sale Date: June 03, 2026

Foreclosure #: 0174-2025

The Grantor: Matthew M. Berry, a single person

Legal Description: LOT 10, BLOCK 4, THE HIGHLANDS FIRST FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 7606 S Ogden Way, Centennial, CO 80122

Current Beneficiary Name: TH MSR Holdings LLC

First Publication: 05/22/2025

Last Publication: 06/19/2025

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$471,200.00

Deficiency: \$205,069.76

Total Indebtedness: \$676,269.76

Foreclosure #: 0326-2025

The Grantor: ALYSSA K. PERDUE AND KRYSTAL S. THOMAS

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Street Address: 1831 DUNKIRK ST UNIT 203, AURORA, CO 80017

Current Beneficiary Name: PENNYMAC LOAN SERVICES, LLC

First Publication: 08/07/2025

Last Publication: 09/04/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$205,923.00

Deficiency: \$34,615.47

Total Indebtedness: \$240,538.47

Foreclosure: #: 0376-2025

The Grantor: Jodi S. Bloom

Legal Description: LOT 11, BLOCK 1, THE SHORES - FILING NO. 2, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1973-35-2-02-003

Street Address: 2910 South Parker Court, Aurora, CO 80014

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 09/11/2025

Last Publication: 10/09/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$229,770.00

Deficiency: \$59,040.64

Total Indebtedness: \$288,810.64

Foreclosure: #: 0580-2025

The Grantor: Brandi Ostrom

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

A.P.N.: 1973-25-1-18-017

Street Address: 2281 South Vaughn Way #117A, Aurora, CO 80014

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 12/11/2025

Last Publication: 01/08/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$124,000.00

Deficiency: \$88,526.42

Total Indebtedness: \$212,526.42

Foreclosure: #: 0737-2025
The Grantor: Edwards REI, LLC
Legal Description: See attached Exhibit A
Street Address: 14140 E Temple Dr #U5, Aurora, CO 80015

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 02/26/2026

Last Publication: 03/26/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$178,000.00

Deficiency: \$76,023.88

Total Indebtedness: \$254,023.88

Foreclosure: #: 0748-2025

The Grantor: Francis Arrie Lumba

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE.

Street Address: 1117 S Ventura Cir Unit A, Aurora, CO 80017

Current Beneficiary Name: Sooper Credit Union

First Publication: 03/05/2026

Last Publication: 04/02/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$74,968.88

Deficiency: \$0.00

Total Indebtedness: \$74,968.88

Foreclosure: #: 0004-2026

The Grantor: Alexis Jensen

Legal Description: LOT, 5 BLOCK 12 COPPER RIDGE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE. STATE OF COLORADO

A.P.N. : 1975-16-3-19-005 *MODIFICATION OF PROMISSORY NOTE AND/OR DEED OF TRUST RECORDED ON 7/29/2021 AT RECEPTION NO. E1119036 TO CORRECT THE LEGAL DESCRIPTION AND PUD RIDER.

Street Address: 17113 East Ford Drive, Aurora, CO 80017

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 03/12/2026

Last Publication: 04/09/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$177,750.00

Deficiency: \$52,003.86

Total Indebtedness: \$229,753.86

Foreclosure: #: 0005-2026

The Grantor: Christopher Cox

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
APN#: 032529105

Street Address: 13702 E Lehigh Avenue Apt C, Aurora, CO 80014

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 03/12/2026

Last Publication: 04/09/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$148,350.00

Deficiency: \$70,106.12

Total Indebtedness: \$218,456.12

Foreclosure: #: 0034-2026
The Grantor: West Macon Street LLC, a Colorado limited liability company

Legal Description: EXHIBIT A

Street Address: 1433, 1451 & 1463 Macon St, Aurora, CO 80010

Current Beneficiary Name: U.S. Bank National Association ("Trustee"), as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc., Multifamily Mortgage Pass-Through Certificates, Series 2022-SB95

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$2,000,000.00

Deficiency: \$1,487,311.70

Total Indebtedness: \$3,487,311.70

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: \$24,918.65

Total Indebtedness: \$180,218.65

Foreclosure: #: 0094-2026

The Grantor: Kenneth A. Fifield

Legal Description: LOT 53, BLOCK 3, GOLDEN WEST PARK, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 7244 S Houstoun Waring Cir, Littleton, CO 80120-3911

Current Beneficiary Name: Onity Mortgage Corporation

First Publication: 04/09/2026

Last Publication: 05/07/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$507,287.04

Deficiency: \$0.00

Total Indebtedness: \$507,287.04

Total Foreclosures: 11