

# Arapahoe County Pre Sale Foreclosure List

6/1/2026

3:28:19PM

Sale Date: June 03, 2026

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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: \$2,883,347.97  
Total Indebtedness: \$8,883,347.97

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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

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Foreclosure: #: 0288-2025

The Grantor: Donna J. Small

Legal Description: Lot 116, Block 1, THE TIMBERS, FILING NO. ONE, County of Arapahoe, State of Colorado.

Street Address: 15130 East Hampden Circle, Aurora, CO 80014

Current Beneficiary Name: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION  
TRUST

First Publication: 07/17/2025

Last Publication: 08/14/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$153,330.56

Deficiency: \$0.00

Total Indebtedness: \$153,330.56

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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: \$37,249.39

Total Indebtedness: \$243,172.39

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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

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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

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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

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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

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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

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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

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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

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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

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Foreclosure: #: 0092-2026

The Grantor: Danielle Gilbert and Peter Needham

Legal Description: LOT 7, BLOCK 13, VILLAGE EAST, UNIT 2-A, A RESUBDIVISION OF BLOCKS 7, 8, 9, 10, 11, 12 AND 13, VILLAGE EAST - UNIT 2, EXCEPT THAT PORTION TAKEN BY DISTRICT COURT ORDER RECORDED MAY 17, 1978 IN BOOK 2777 AT PAGE 183, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 11028 E. Mexico Avenue, Aurora, CO 80012

Current Beneficiary Name: Red Rocks Credit Union

First Publication: 04/09/2026

Last Publication: 05/07/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$107,881.82

Deficiency: \$0.00

Total Indebtedness: \$107,881.82

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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: PHH 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

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Foreclosure: #: 0098-2026

The Grantor: Scott A. Teuber, Susan A. Teuber

Legal Description: Please see Attached Exhibit A.

Street Address: 706 W Easter Ave, Littleton, CO 80120

Current Beneficiary Name: Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned  
Credit Risk Transfer Trust, Series 2025-2

First Publication: 04/09/2026

Last Publication: 05/07/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$153,304.16

Deficiency: \$0.00

Total Indebtedness: \$153,304.16

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Total Foreclosures: 15