

Arapahoe County Pre Sale Foreclosure List

7/20/2026

2:59:50PM

Sale Date: July 22, 2026

Foreclosure #: 0125-2025

The Grantor: Sarah Ballard, Robert Ballard

Legal Description: LOT 17, BLOCK 2, SADDLE ROCK RANCHES, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 6319 South Netherland Circle, Centennial, CO 80016

Current Beneficiary Name: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A

First Publication: 05/01/2025

Last Publication: 05/29/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$1,294,227.35

Deficiency: \$0.00

Total Indebtedness: \$1,294,227.35

Foreclosure #: 0389-2025

The Grantor: Debra Holcomb and Jennifer Pineda

Legal Description: See attached Exhibit A

Street Address: 12615 East Pacific Circle Unit A, Aurora, CO 80014

Current Beneficiary Name: Arvest Bank

First Publication: 09/11/2025

Last Publication: 10/09/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$223,900.00

Deficiency: \$47,874.06

Total Indebtedness: \$271,774.06

Foreclosure: #: 0738-2025

The Grantor: Paget Wattson

Legal Description: Lot 65, Block 13, Meadowood Filing Two, County of Arapahoe, State of Colorado

Street Address: 3101 S Joplin Ct, Aurora, CO 80013

Current Beneficiary Name: Rocket Mortgage, LLC

First Publication: 02/26/2026

Last Publication: 03/26/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$139,261.50

Deficiency: \$0.00

Total Indebtedness: \$139,261.50

Foreclosure: #: 0171-2026

The Grantor: Housepurchase LLC

Legal Description: That part of the SE1/4SW1/4 of Section 32, Township 4 South, Range 68 West of the 6th P.M., more particularly described as follows: beginning at a point which is 350 feet West and 575 feet North of the Southeast corner of said SE1/4 of SW1/4, thence North 145 feet; thence West 140 feet; thence South 145 feet; thence East 140 feet to Point of Beginning, County of Arapahoe, State of Colorado.

Street Address: 3140 West Girard Avenue, Englewood, CO 80110

Current Beneficiary Name: Loan Funder LLC

First Publication:

Last Publication:

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$445,000.00

Deficiency: \$130,000.70

Total Indebtedness: \$575,000.70

Foreclosure: #: 0186-2026
The Grantor: ALLEN DARRINGTON AND LORI C. DARRINGTON
Legal Description: LOTS 11 TO 14, INCLUSIVE, BLOCK 3, CAPITOLIA THIRD FILING, COUNTY OF ARAPAHOE. STATE OF COLORADO.
PARCEL ID NUMBER: 207716320004
Street Address: 5794 S PRESCOTT ST, LITTLETON, CO 80120
Current Beneficiary Name: DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Morgan Stanley ABS Capital I Inc. Trust, Series 2007-SEA1
First Publication: 05/14/2026
Last Publication: 06/11/2026
Publication Newspaper: Littleton Independent
Lender's Bid Amount: \$339,741.48
Deficiency: \$0.00
Total Indebtedness: \$339,741.48

Foreclosure: #: 0199-2026
The Grantor: Arboreta Apts LLC
Legal Description: Parcel A: Lot 2, Block 1, Heather Ridge Filing No. 6, recorded April 21, 1972 in Book 22 at page 19, County of Arapahoe, State of Colorado.

Parcel B: Lot 1, Block 1, Heather Ridge Filing No. 7, recorded April 21, 1972 in book 22 at page 21, Country of Arapahoe, State of Colorado.

Parcel C: Lot 1, Block 1, Heather Ridge Filing No. 6, recorded April 21, 1972 in book 22 at page 19, county of Arapahoe, State of Colorado.
Street Address: 2038 South Vaughn Way, Aurora, CO 80014
Current Beneficiary Name: FS Rialto 2024-FL9 Issuer, LLC
First Publication: 05/21/2026
Last Publication: 06/18/2026
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$60,181,800.00
Deficiency: \$9,982,310.16
Total Indebtedness: \$70,164,110.16

Foreclosure: #: 0226-2026
The Grantor: Donna Pixley and Cynthia Schlee
Legal Description: Attached as Exhibit "A"
Street Address: 13890 E Marina Dr #103, Aurora, CO 80014

Current Beneficiary Name: Rocket Mortgage, LLC

First Publication: 05/28/2026

Last Publication: 06/25/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$171,735.96

Deficiency: \$0.00

Total Indebtedness: \$171,735.96

Foreclosure: #: 0230-2026

The Grantor: Osei Bissau

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
APN #: 2073-04-3-27-061

Street Address: 17505 E Mansfield Ave Apartment 1411L, Aurora, CO 80013

Current Beneficiary Name: PLANET HOME LENDING, LLC

First Publication: 05/28/2026

Last Publication: 06/25/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$152,971.00

Deficiency: \$55,323.66

Total Indebtedness: \$208,294.66

Foreclosure: #: 0236-2026

The Grantor: Duvel Sims

Legal Description: All the following real property in the County of Arapahoe, and State of Colorado, to wit: LOT 15, BLOCK 9, KINGSBOROUGH SUBDIVISION - FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1961 S Ivory Way, Aurora, CO 80013

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

First Publication: 05/28/2026

Last Publication: 06/25/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$273,000.00

Deficiency: \$51,312.54

Total Indebtedness: \$324,312.54

Foreclosure: #: 0237-2026

The Grantor: Daniel Miramontes Rojo

Legal Description: LOT 6, BLOCK 4, J.E. ROUPP SECOND ADDITION AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1350 Scranton Street, Aurora, CO 80011

Current Beneficiary Name: U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCF III Acquisition Trust

First Publication: 05/28/2026

Last Publication: 06/25/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$311,087.54

Deficiency: \$0.00

Total Indebtedness: \$311,087.54

Foreclosure: #: 0241-2026

The Grantor: Paul Michael Chavez Shols

Legal Description: LOT 22, BLOCK 2, HIGHPOINT SUBDIVISION FILING NO. 13, COUNTY OF
ARAPAHOE, STATE OF COLORADO.

Street Address: 19978 E Loyola Place, Aurora, CO 80013

Current Beneficiary Name: PennyMac Loan Services, LLC

First Publication: 05/28/2026

Last Publication: 06/25/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$300,150.00

Deficiency: \$12,270.91

Total Indebtedness: \$312,420.91

Total Foreclosures: 11