

Arapahoe County Pre Sale Foreclosure List

7/7/2026

4:17:04PM

Sale Date: July 08, 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: \$206,581.41
Total Indebtedness: \$677,781.41

Foreclosure #: 0409-2025
The Grantor: Junaid Bin Ujiullah, Bin Hamed Hussan Sadak Hussan
Legal Description: LOT 25, BLOCK 25, HOFFMAN TOWN THIRD FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 1027 Troy St, Aurora, CO 80011
Current Beneficiary Name: Guild Mortgage Company LLC
First Publication: 09/25/2025
Last Publication: 10/23/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$315,000.00
Deficiency: \$59,623.04
Total Indebtedness: \$374,623.04

Foreclosure: #: 0018-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 142,,,VILLA DEL SOL,,,COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 6441 S. Eudora Way, Centennial, CO 80121

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/19/2026

Last Publication: 04/16/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$500,000.00

Deficiency: \$278,500.62

Total Indebtedness: \$778,500.62

Foreclosure: #: 0050-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 21 BLOCK 5,,,SOUTHCREEK SUBDIVISION FILING NO. 1,,, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 7945 S Kittredge St, Englewood, CO 80112

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/26/2026

Last Publication: 04/23/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$395,000.00

Deficiency: \$217,592.40

Total Indebtedness: \$612,592.40

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: \$206,725.51

Total Indebtedness: \$592,725.51

Foreclosure: #: 0059-2026

The Grantor: ACABO, LLC

Legal Description: LOT 5, BLOCK 4, WATERSTONE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 24314 E Ford Ave, Aurora, CO 80018

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: \$570,000.00

Deficiency: \$335,660.43

Total Indebtedness: \$905,660.43

Foreclosure: #: 0086-2026

The Grantor: OTAKAR DAVIS

Legal Description: LOT 14, BLOCK 1, MISSION VIEJO SUBDIVISION, FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 3560 S NUCLA STREET, AURORA, CO 80013

Current Beneficiary Name: M&T BANK

First Publication: 04/09/2026

Last Publication: 05/07/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$368,980.00

Deficiency: \$115,162.81

Total Indebtedness: \$484,142.81

Foreclosure: #: 0156-2026

The Grantor: ACABO, LLC

Legal Description: LOT 38, BLOCK 7, SOUTHSHORE AT AURORA SUBDIVISION FILING NO. 12, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 7285 S Titus Way, Aurora, CO 80016

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 04/30/2026

Last Publication: 05/28/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$655,001.00

Deficiency: \$381,518.23

Total Indebtedness: \$1,036,519.23

Foreclosure: #: 0177-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 18, BLOCK 6, CHAMBERS HEIGHTS FIFTH FILING,,,COUNTY OF ARAPAHOE,
STATE OF COLORADO.

Street Address: 15141 E Security Way, Aurora, CO 80011

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 04/30/2026

Last Publication: 05/28/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$402,000.00

Deficiency: \$103,255.98

Total Indebtedness: \$505,255.98

Foreclosure: #: 0194-2026

The Grantor: Layton Hammond

Legal Description: LOT 77, BLOCK 11, SADDLE ROCK HIGHLANDS FILING NO. 1, COUNTY OF
ARAPAHOE, STATE OF COLORADO.
APN #: 2073-02-1-03-082

Street Address: 3732 S Orleans St, Aurora, CO 80013

Current Beneficiary Name: CARRINGTON MORTGAGE SERVICES, LLC

First Publication: 05/14/2026

Last Publication: 06/11/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$494,395.78

Deficiency: \$0.00

Total Indebtedness: \$494,395.78

Foreclosure: #: 0195-2026

The Grantor: Cokie S Gilman

Legal Description: LOT 27, BLOCK 3, ROUNDTREE PHASE 1 - DENVER TECHNOLOGICAL CENTER
AMENDED, COUNTY OF ARAPAHOE, STATE OF COLORADO
APN #2075-21-1-11-012/APN 031821622

Street Address: 5951 S Willow Way, Greenwood Village, CO 80111

Current Beneficiary Name: CARRINGTON MORTGAGE SERVICES LLC

First Publication: 05/14/2026

Last Publication: 06/11/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$218,391.11

Deficiency: \$0.00

Total Indebtedness: \$218,391.11

Total Foreclosures: 11