

Arapahoe County Pre Sale Foreclosure List

7/6/2026

2:42:38PM

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: #: 0035-2026

The Grantor: COD Trust

Legal Description: Lot 7, South Portion, Commencing at the Southwest Corner of Lot 7; thence North 07 degrees 31'08" East, a Distance of 38.35 feet; thence South 85 degrees 10'55" East, a distance of 107.37 feet; thence South 00 degrees 40'22" East, a distance of 30.82 feet; thence North 88 degrees 54'50" West, a distance of 112.36 feet to the point of beginning, Centennial South, except that portion conveyed in deed, recorded October 28, 1982, in Book 3725, at Page 376, County of Arapahoe, State of Colorado.

Street Address: 4762 S Decatur St, Englewood, CO 80110

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: \$225,000.00

Deficiency: \$63,282.32

Total Indebtedness: \$288,282.32

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, SOUTHSORE 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: 12