

# Arapahoe County Pre Sale Foreclosure List

7/8/2025

3:53:05PM

Sale Date: July 09, 2025

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Foreclosure: #: 0125-2022  
The Grantor: Artisia Simes  
Legal Description: LOT 56, BLOCK 2, VICTORIA PLACE SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
PARCEL ID NUMBER: 031625084  
Street Address: 17694 East Loyola Drive #A, Aurora, CO 80013  
Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY  
First Publication: 04/24/2025  
Last Publication: 05/22/2025  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$247,500.00  
Deficiency: \$20,398.96  
Total Indebtedness: \$267,898.96

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Foreclosure: #: 0041-2025  
The Grantor: CYNTHIA J. BURKE AND VANESSA D. SMITH  
Legal Description: LOT 16 AND NORTH 18 FEET OF LOT 17, BLOCK 6, DEL MAR AMENDED PLAT, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
Street Address: 1396 DEL MAR PKWY, AURORA, CO 80010  
Current Beneficiary Name: MCLP ASSET COMPANY, INC.  
First Publication: 03/27/2025  
Last Publication: 04/24/2025  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$348,855.33  
Deficiency: \$0.00  
Total Indebtedness: \$348,855.33

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Foreclosure: #: 0114-2025  
The Grantor: Carla Mancillas  
  
Legal Description: SEE ATTACHED LEGAL DESCRIPTION.  
  
Street Address: 1302 S Parker Rd Unit 319, Denver, CO 80231  
  
Current Beneficiary Name: AURORA FINANCIAL GROUP, INC.  
  
First Publication: 05/01/2025  
Last Publication: 05/29/2025  
  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$41,100.00  
Deficiency: \$100,892.01  
Total Indebtedness: \$141,992.01

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Foreclosure: #: 0153-2025  
The Grantor: Rayne Cavazos  
  
Legal Description: LOT 11, BLOCK 1, HALLCRAFT'S VILLAGE EAST APARTMENT HOMES FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
  
A.P.N.: 1973-24-2-17-015  
  
Street Address: 1278 South Uvalda Street, Aurora, CO 80012  
  
Current Beneficiary Name: PLANET HOME LENDING, LLC  
  
First Publication: 05/15/2025  
Last Publication: 06/12/2025  
  
Publication Newspaper: Sentinel Colorado  
Lender's Bid Amount: \$180,000.00  
Deficiency: \$92,181.13  
Total Indebtedness: \$272,181.13

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Total Foreclosures: 4