

Arapahoe County Pre Sale Foreclosure List

8/11/2026

4:00:40PM

Sale Date: August 12, 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 #: 0628-2025
The Grantor: Sonja Reddick-Dyson
Legal Description: LOT 8, BLOCK 1, SUMMERFIELD VILLAS, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 1212 Sable Blvd, Aurora, CO 80011
Current Beneficiary Name: KeyBank, N.A.
First Publication: 01/01/2026
Last Publication: 01/29/2026
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$185,500.00
Deficiency: \$111,184.70
Total Indebtedness: \$296,684.70

Foreclosure: #: 0747-2025

The Grantor: MT Houses LLC

Legal Description: Parcel A,,Condominium Unit No. 050102, Highline Meadows Condominiums, in accordance with the Declaration recorded October 25, 1978, in Book 2873 at Page 367, and Condominium Map recorded on October 25, 1978, as Reception No. 1786266, Book 36 a Pages 31 and 32 of the County of Arapahoe records, together with the exclusive right to use the following common elements, Parking space 45,,County of Arapahoe, State of Colorado,,Parcel B,,Exclusive Right to use Parking Space #48C, Highline Meadows Condominiums, in accordance with the Declaration recorded October 25, 1978, in Book 2873 at Page 367, and Condominium Map recorded on October 25, 1978, as Reception No. 1786266, Book 36 at Pages 31 and 32 of the County of Arapahoe records, County of Arapahoe, State of Colorado.

Street Address: 50 E Highline Cir, #102, Centennial, CO 80122

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/05/2026

Last Publication: 04/02/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$175,000.00

Deficiency: \$67,561.38

Total Indebtedness: \$242,561.38

Foreclosure: #: 0020-2026

The Grantor: CBBAK, LLC

Legal Description: LOT 33 AND THE SOUTH 3 FEET OF LOT 32, BLOCK 10,,KINGSBOROUGH SUBDIVISION FILING NO. 4,,COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1996 S. Olathe St., Aurora, CO 80013

Current Beneficiary Name: Capital Fund REIT, LLC

First Publication: 03/19/2026

Last Publication: 04/16/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$410,000.00

Deficiency: \$238,032.30

Total Indebtedness: \$648,032.30

Foreclosure: #: 0062-2026

The Grantor: ACABO, LLC

Legal Description: LOT 1, BLOCK 9, SMOKY HILL 400 SUBDIVISION FILING ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 5138 S Sedalia Ct, Centennial, CO 80015

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: \$515,000.00

Deficiency: \$224,890.82

Total Indebtedness: \$739,890.82

Foreclosure: #: 0272-2026

The Grantor: Eduardo Orozco Calderon

Legal Description: LOT 33, A VACATION AND REPLAT OF TRACT C, BIJOU CREEK, ACCORDING TO THE MAP RECORDED OCTOBER 19, 2020 AT RECEPTION NO. E0141656, COUNTY OF ARAPAHOE, STATE OF COLORADO. PARCEL ID: 035414078

Street Address: 332 S 4th Court, Deer Trail, CO 80105

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 06/18/2026

Last Publication: 07/16/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$179,400.00

Deficiency: \$85,923.30

Total Indebtedness: \$265,323.30

Foreclosure: #: 0280-2026
The Grantor: Tyler Wayne Currin, Steven Warner Gustafson

Legal Description: SEE EXHIBIT A ATTACHED

Street Address: 4068 S Atchison Way Apartment 101, Aurora, CO 80014

Current Beneficiary Name: MidFirst Bank

First Publication: 06/18/2026

Last Publication: 07/16/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$128,160.00

Deficiency: \$118,640.07

Total Indebtedness: \$246,800.07

Foreclosure: #: 0281-2026

The Grantor: Morgan Ray

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
APN #: 2073-06-3-24-004

Street Address: 4064 S Atchison Way Apt 104, Aurora, CO 80014

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 06/18/2026

Last Publication: 07/16/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$158,700.00

Deficiency: \$115,734.41

Total Indebtedness: \$274,434.41

Foreclosure: #: 0286-2026

The Grantor: Michael Maggard AND Terra Belo

Legal Description: LOT 1, BLOCK 3, TOLLGATE VILLAGE SUBDIVISION FILING NO. 10, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL ID NUMBER: 1975-16-3-10-004

Street Address: 838 South Rifle Court, Aurora, CO 80017

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 06/18/2026

Last Publication: 07/16/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$310,500.00

Deficiency: \$103,620.39

Total Indebtedness: \$414,120.39

Total Foreclosures: 9