

Arapahoe County Pre Sale Foreclosure List

8/18/2026

2:51:12PM

Sale Date: August 19, 2026

Foreclosure #: 0334-2025
The Grantor: Kristen Halazon and Ryan Halazon
Legal Description: Attached as Exhibit "A"
Street Address: 2125 S Troy Way, Aurora, CO 80014
Current Beneficiary Name: Freedom Mortgage Corporation
First Publication: 08/07/2025
Last Publication: 09/04/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$227,700.00
Deficiency: \$85,001.60
Total Indebtedness: \$312,701.60

Foreclosure #: 0476-2025
The Grantor: Zachary Marner
Legal Description: LOT 50, BLOCK 1, SUNSTONE SUBDIVISION FILING NO. 1,
COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 1629 S Ivory Circle Unit C, Aurora, CO 80017
Current Beneficiary Name: Select Portfolio Servicing, Inc.
First Publication: 10/23/2025
Last Publication: 11/20/2025
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$361,042.25
Deficiency: \$0.00
Total Indebtedness: \$361,042.25

Foreclosure: #: 0748-2025

The Grantor: Francis Arrie Lumba

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE.

Street Address: 1117 S Ventura Cir Unit A, Aurora, CO 80017

Current Beneficiary Name: Sooper Credit Union

First Publication: 03/05/2026

Last Publication: 04/02/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$76,252.71

Deficiency: \$0.00

Total Indebtedness: \$76,252.71

Foreclosure: #: 0031-2026

The Grantor: Natasha Mae Koeplin and Arnulfo Efrain Barrientos Castillo

Legal Description: LOT 18, BLOCK 1, MURPHY CREEK SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 1607 S De Gaulle Way, Aurora, CO 80018-6030

Current Beneficiary Name: Freedom Mortgage Corporation

First Publication: 03/19/2026

Last Publication: 04/16/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$476,100.00

Deficiency: \$277,966.68

Total Indebtedness: \$754,066.68

Foreclosure #: 0083-2026

The Grantor: Ross Pasquan

Legal Description: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF AURORA, COUNTY OF ARAPAHOE STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOT 4, BLOCK 7, MEADOWOOD SUBDIVISION, FILING NO. 7, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 3314 S. Granby Street, Aurora, CO 80014

Current Beneficiary Name: BMO Bank N.A.

First Publication: 04/09/2026

Last Publication: 05/07/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$247,077.15

Deficiency: \$0.00

Total Indebtedness: \$247,077.15

Foreclosure #: 0103-2026

The Grantor: Richard Potter AND Gwyndolynn Potter

Legal Description: LOT 7, BLOCK 9, BROADWAY ESTATES, FILING NO. ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.

A.P.N.: 2077-22-4-11-007

Street Address: 6684 South Penrose Court, Centennial, CO 80121

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$400,200.00

Deficiency: \$173,788.25

Total Indebtedness: \$573,988.25

Foreclosure: #: 0124-2026

The Grantor: Chrysta Calonder

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
APN #: 2073-09-2-15-152

Street Address: 17477 East Rice Circle F, Aurora, CO 80015

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$122,400.00

Deficiency: \$110,999.15

Total Indebtedness: \$233,399.15

Foreclosure: #: 0133-2026

The Grantor: Maria Teresa Vega-Soto AND Rigoberto Vega-Soto

Legal Description: LOT 3, BLOCK 6, APACHE MESA THIRD FILING, COUNTY OF ARAPAHOE, STATE OF
COLORADO
APN #: 031324459

Street Address: 16792 E 8th Ave, Aurora, CO 80011

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$287,040.00

Deficiency: \$31,046.50

Total Indebtedness: \$318,086.50

Foreclosure: #: 0149-2026
The Grantor: Bianca Samantha Fruzynski and Andre Oliver Hylton
Legal Description: LOT 8, BLOCK 2, HARMONY SUBDIVISION FILING NO. 6, COUNTY OF ARAPAHOE,
STATE OF COLORADO.
Street Address: 26732 E Byers Ave, Aurora, CO 80018
Current Beneficiary Name: ROCKET MORTGAGE, LLC
First Publication: 04/30/2026
Last Publication: 05/28/2026
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$336,720.00
Deficiency: \$102,926.31
Total Indebtedness: \$439,646.31

Foreclosure: #: 0160-2026
The Grantor: Cynthia M. Martinez and Kerri G. Stiebig
Legal Description: LOT 7, BLOCK 1, WHEATLANDS SUBDIVISION FILING NO. 12, COUNTY OF
ARAPAHOE, STATE OF COLORADO.
Street Address: 6364 South Harvest Street, Aurora, CO 80016
Current Beneficiary Name: Freedom Mortgage Corporation
First Publication: 04/30/2026
Last Publication: 05/28/2026
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$420,210.00
Deficiency: \$40,744.90
Total Indebtedness: \$460,954.90

Foreclosure: #: 0298-2026
The Grantor: Andie Nicole Keefover
Legal Description: SEE ATTACHED EXHIBIT A
Street Address: 14291 E Dickinson Dr Unit D, Aurora, CO 80014
Current Beneficiary Name: Freedom Mortgage Corporation
First Publication: 06/25/2026
Last Publication: 07/23/2026
Publication Newspaper: Sentinel Colorado
Lender's Bid Amount: \$221,600.00
Deficiency: \$92,140.50
Total Indebtedness: \$313,740.50

Foreclosure: #: 0299-2026
The Grantor: Kyle Martin, Linda Martin
Legal Description: LOT 19, BLOCK 1, SKY RANCH SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.
Street Address: 28449 East 8th Avenue, Watkins, CO 80137
Current Beneficiary Name: MidFirst Bank
First Publication: 06/25/2026
Last Publication: 07/23/2026
Publication Newspaper: Littleton Independent
Lender's Bid Amount: \$308,430.00
Deficiency: \$204,787.67
Total Indebtedness: \$513,217.67

Total Foreclosures: 12