

Arapahoe County Pre Sale Foreclosure List

8/31/2026

2:48:47PM

Sale Date: September 02, 2026

Foreclosure #: 0331-2025

The Grantor: Tiahnni D James

Legal Description: LOT 221, BLOCK 1, THE DAM - FILING NO. 5, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 031291534

Street Address: 13189 E Bethany Place, Aurora, CO 80014

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 08/07/2025

Last Publication: 09/04/2025

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$248,400.00

Deficiency: \$35,391.24

Total Indebtedness: \$283,791.24

Foreclosure #: 0643-2025

The Grantor: Virgil Bailey

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

APN#: 032318775

Street Address: 14304 E Hawaii Cir Unit D, Aurora, CO 80012

Current Beneficiary Name: PLANET HOME LENDING, LLC

First Publication: 01/08/2026

Last Publication: 02/05/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$193,890.00

Deficiency: \$110,050.67

Total Indebtedness: \$303,940.67

Foreclosure: #: 0135-2026

The Grantor: James A. Altman and Joy M. Altman

Legal Description: Lot 21, Block 12, Copperleaf Filing No. 2, County of Arapahoe, State of Colorado.

Street Address: 4790 S Perth Street, Centennial, CO 80015

Current Beneficiary Name: Onslow Bay Financial LLC

First Publication: 04/16/2026

Last Publication: 05/14/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$358,074.89

Deficiency: \$0.00

Total Indebtedness: \$358,074.89

Foreclosure: #: 0242-2026

The Grantor: Maria Lynn Brooks

Legal Description: Condominium Unit No. 203, Building No. 18, Brandychase II Condominiums, in accordance with the Declaration recorded October 25, 1979 in Book 3105 at Page 669 through 737, First Supplement to Declaration recorded on February 19, 1980 in Book 3172 at Page 536, the Condominium map recorded on October 24, 1979 in Book 42 at Page 18 through 20, and the First Supplement to the Condominium Map recorded on October 24, 1979 in Book 42 at Page 21 and 22 of the Arapahoe County records, together with the Exclusive right to use the following limited common elements; Storage Space 18-203, Parking Space 18-203, and Garage Space N/A, County of Arapahoe, State of Colorado

Street Address: 14192 E Colorado Dr #203, Aurora, CO 80012

Current Beneficiary Name: U.S. Bank Trust National Association, as Trustee of Brackenridge Mortgage Trust

First Publication: 06/04/2026

Last Publication: 07/02/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$190,572.00

Deficiency: \$38,848.97

Total Indebtedness: \$229,420.97

Foreclosure: #: 0311-2026
The Grantor: Isaac Alan Chavez
Legal Description: PLEASE SEE ATTACHED EXHIBIT A

Street Address: 4561 S Hannibal St, Aurora, CO 80015

Current Beneficiary Name: MidFirst Bank

First Publication: 07/09/2026

Last Publication: 08/06/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$201,450.00

Deficiency: \$99,186.48

Total Indebtedness: \$300,636.48

Foreclosure: #: 0316-2026

The Grantor: Jose Angel Pinzon

Legal Description: LOT 46, BLOCK 4, SKY RANCH SUBDIVISION FILING NO. 4, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 609 N Bently St, Watkins, CO 80137

Current Beneficiary Name: Lakeview Loan Servicing, LLC

First Publication: 07/09/2026

Last Publication: 08/06/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$345,179.44

Deficiency: \$177,915.28

Total Indebtedness: \$523,094.72

Foreclosure: #: 0319-2026
The Grantor: Eduardo Francisco Alvarado AND Faith Evonne Alvarado
Legal Description: LOT 7, BLOCK 20, HOFFMAN TOWN SECOND FILING, COUNTY OF ARAPAHOE,
STATE OF COLORADO.

APN #: 1973-01-1-19-007

Street Address: 1224 Yuba Street, Aurora, CO 80011

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 07/09/2026

Last Publication: 08/06/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$275,310.00

Deficiency: \$179,617.03

Total Indebtedness: \$454,927.03

Foreclosure: #: 0320-2026

The Grantor: Samantha Shepard

Legal Description: Lot 14, Block 9, Harmony Subdivision Filing No. 12, City of Aurora, County of Arapahoe,
State of Colorado

Street Address: 126 S Vandriver Way, Aurora, CO 80018

Current Beneficiary Name: Select Portfolio Servicing, Inc.

First Publication: 07/09/2026

Last Publication: 08/06/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$420,000.00

Deficiency: \$151,300.68

Total Indebtedness: \$571,300.68

Foreclosure #: 0321-2026

The Grantor: Jana Ditto and John Ditto

Legal Description: LOT 47, BLOCK 7, STONE RIDGE PARK SUBDIVISION FILING NO. 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

Street Address: 18690 East Colorado Drive, Aurora, CO 80017

Current Beneficiary Name: Selene Finance, LP

First Publication: 07/09/2026

Last Publication: 08/06/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$42,481.26

Deficiency: \$0.00

Total Indebtedness: \$42,481.26

Foreclosure #: 0326-2026

The Grantor: Brittani Vera AND Clovis Vera

Legal Description: LOT 33, BLOCK 3, LYN MEADOWS SUBDIVISION 2ND FILING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 1973-11-1-17-079

Street Address: 163 Oakland Court, Aurora, CO 80011

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 07/09/2026

Last Publication: 08/06/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$235,359.00

Deficiency: \$165,280.28

Total Indebtedness: \$400,639.28

Foreclosure: #: 0327-2026

The Grantor: Lorenzo Rocha Garcia

Legal Description: LOT 22, BLOCK 27, MEADOWOOD FILING NO. 3, COUNTY OF ARAPAHOE, STATE OF COLORADO.

APN #: 031513642 AND 197532421001

Street Address: 3442 S Olathe Way, Aurora, CO 80013

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 07/09/2026

Last Publication: 08/06/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$348,450.00

Deficiency: \$140,671.00

Total Indebtedness: \$489,121.00

Foreclosure: #: 0329-2026

The Grantor: Margarita Yanet Aguilar Meza

Legal Description: SEE ATTACHED LEGAL DESCRIPTION.

Street Address: 14780 E Kentucky Dr, Apartment 421, Aurora, CO 80012-3720

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 07/09/2026

Last Publication: 08/06/2026

Publication Newspaper: Sentinel Colorado

Lender's Bid Amount: \$78,200.00

Deficiency: \$101,633.10

Total Indebtedness: \$179,833.10

Foreclosure: #: 0340-2026

The Grantor: Zakovich Capital LLC, a Colorado limited liability company

Legal Description: Lot 11, Block 1, THE PRESERVE AT GREENWOOD VILLAGE FILING NO. 2, City of Greenwood Village, County of Arapahoe, State of Colorado

Street Address: 5400 Preserve Parkway S, Greenwood Village, CO 80121

Current Beneficiary Name: Indicate Capital REIT, LLC

First Publication: 07/09/2026

Last Publication: 08/06/2026

Publication Newspaper: Littleton Independent

Lender's Bid Amount: \$2,657,545.63

Deficiency: \$0.00

Total Indebtedness: \$2,657,545.63

Total Foreclosures: 13