

Fremont County Pre Sale Foreclosure List

3/24/2025

8:30:40AM

Sale Date: March 26, 2025

Foreclosure #: 24-054

The Grantor: Felix Caraballo

Legal Description: Attached as Exhibit "A"

Street Address: 3163 Eastridge Lane, Canon City, CO 81212

Current Beneficiary Name: New American Funding LLC f/k/a Broker Solutions, Inc., d/b/a New American Funding

First Publication: 01/30/2025

Last Publication: 02/27/2025

Publication Newspaper: Canon City Daily Record

Lender's Bid Amount: \$176,743.76

Deficiency: \$0.00

Total Indebtedness: \$176,743.76

Foreclosure #: 24-055

The Grantor: Charles L. McDonald

Legal Description: Lot 16, being the unnumbered lot between Lots 15 and 17, together with Lot 17, Block 1, Chapman's Subdivision, a re-plat of part of Canon Gardens, County of Fremont, State of Colorado

Street Address: 1416 Greenwood Avenue, Canon City, CO 81212

Current Beneficiary Name: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture

First Publication: 01/30/2025

Last Publication: 02/27/2025

Publication Newspaper: Canon City Daily Record

Lender's Bid Amount: \$64,312.00

Deficiency: \$60,231.46

Total Indebtedness: \$124,543.46

Total Foreclosures: 2