

Fremont County Pre Sale Foreclosure List

6/2/2026

6:47:32AM

Sale Date: June 03, 2026

Foreclosure #: 25-071

The Grantor: Robert Trzaskowski

Legal Description: LOTS 21 AND 22, BLOCK 11, EARLE AND RAYNOLDS ADDITION TO CANON CITY, ACCORDING TO THE RECORDED PLAT THEREOF, FREMONT COUNTY, COLORADO

Street Address: 614 Burrage, Canon City, CO 81212

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

First Publication: 12/25/2025

Last Publication: 01/22/2026

Publication Newspaper: Canon City Daily Record

Lender's Bid Amount: \$91,862.00

Deficiency: \$19,800.60

Total Indebtedness: \$111,662.60

Foreclosure #: 25-082

The Grantor: JERRY B. COLEMAN AND VERNETTE J. COLEMAN

Legal Description: THAT PART OF THE SE1/4NW1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M. WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SE1/4NW1/4 OF SAID SECTION 4 WHICH IS 593 FEET WEST OF THE CENTER OF SAID SECTION 4; THENCE NORTH 312 FEET; THENCE EAST 115.5 FEET; THENCE SOUTH 312 FEET; THENCE WEST 115.5 FEET TO THE POINT OF BEGINNING. COUNTY OF FREMONT, STATE OF COLORADO.

Street Address: 1009 ELM AVENUE, CANON CITY, CO 81212

Current Beneficiary Name: PHH ASSET SERVICES LLC

First Publication: 03/05/2026

Last Publication: 04/02/2026

Publication Newspaper: Canon City Daily Record

Lender's Bid Amount: \$165,600.00

Deficiency: \$72,428.44

Total Indebtedness: \$238,028.44

Foreclosure #: 26-008

The Grantor: Gary Schlessman

Legal Description: LOTS 12 AND 13, BLOCK 8, CAPITAL HILL SUBDIVISION ACCORDING TO THE
RECORDED PLAT. COUNTY OF FREMONT, STATE OF COLORADO

APN #: 19005090

Street Address: 705 Barium Ave, Canon City, CO 81212

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 04/09/2026

Last Publication: 05/07/2026

Publication Newspaper: Canon City Daily Record

Lender's Bid Amount: \$140,300.00

Deficiency: \$31,477.28

Total Indebtedness: \$171,777.28

Total Foreclosures: 3