

# Fremont County Pre Sale Foreclosure List

11/18/2024

12:21:55PM

Sale Date: November 20, 2024

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Foreclosure #: 24-025

The Grantor: MICHAEL J NAIL AND MERYL K NAIL

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Street Address: 1627 NORTH 7TH STREET, CANON CITY, CO 81212

Current Beneficiary Name: NATIONSTAR MORTGAGE LLC

First Publication: 08/22/2024

Last Publication: 09/19/2024

Publication Newspaper: Canon City Daily Record

Lender's Bid Amount: \$34,090.65

Deficiency: \$0.00

Total Indebtedness: \$34,090.65

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Foreclosure #: 24-032

The Grantor: Cynthia Marie Nelson AND Thomas Nelson

Legal Description: LOTS 25 AND 26, IN BLOCK 15, THOMAS MACON'S ADDITION ACCORDING TO THE RECORDED PLAT COUNTY OF FREMONT STATE OF COLORADO

APN #: 11029770

Street Address: 1126 College Ave, Canon City, CO 81212

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 09/26/2024

Last Publication: 10/24/2024

Publication Newspaper: Canon City Daily Record

Lender's Bid Amount: \$207,900.00

Deficiency: \$18,303.98

Total Indebtedness: \$226,203.98

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Foreclosure #: 24-033

The Grantor: Smyth Stuart

Legal Description: LOT 12, CAP ROCK HILLS, ACCORDING TO THE RECORDED PLAT THEREOF,  
COUNTY OF FREMONT, STATE OF COLORADO.

PARCEL ID NUMBER: 99604641

Street Address: 955 Coyote Circle, Coal Creek, CO 81221

Current Beneficiary Name: COLORADO HOUSING AND FINANCE AUTHORITY

First Publication: 09/26/2024

Last Publication: 10/24/2024

Publication Newspaper: Canon City Daily Record

Lender's Bid Amount: \$127,950.25

Deficiency: \$0.00

Total Indebtedness: \$127,950.25

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Total Foreclosures: 3