OFFICE OF
SHERIFF, FREMONT COUNTY

100 JUSTICE CENTER ROAD · Canon City, Colorado 81212
Phone (719) 276-5555 · FAX (719) 276-5593

JAMES L. BEICKER
SHERIFF

TY P. MARTIN
UNDERSHERIFF

DECREE OF FORECLOSURE, REAL PROPERTY
SHERIFF SALE REQUIREMENTS

REQUIRED DOCUMENTS:

1. A cover letter with detailed instructions from the plaintiff and plaintiff's attorney.
2. A $250.00 check made to the Fremont County Sheriff's Office as a deposit to initiate the sale.
3. Copy of the Judgment and Decree of Foreclosure issued by the Court directed to the Sheriff of Fremont County.
4. Recorded copy of the Lis Pendens.
5. Combined Notice of Right to Cure and Redeem, both hard copy and email copy (Microsoft document for publication).
6. Certificate of Mailing and Mailing list.
7. Statement of Homestead Exemption if Homestead applies, must comply with the requirements of C.R.S. 38-41-206, or a letter from the plaintiff or plaintiff's attorney indicating property is not a Homestead.
8. Self-addressed, stamped envelopes for each individual on the mailing list with a return address to the Fremont County Sheriff's Office Attn: Sheriff Sale, 100 Justice Center Road Canon City, CO 81212.
9. Copy of Colorado Revised Statutes for each individual on the mailing list, plus 1 extra copy.

Amended/Supplemental mailing list, if applicable:

1. Updated mailing list.
2. Self-addressed, stamped envelopes for each individual on the mailing list with a return address to the Fremont County Sheriff's Office Attn: Sheriff Sale, 100 Justice Center Road Canon City, CO 81212.

Prior to Actual Sale we will request:

1. Written Bid (must be received by noon two days prior to sale.)
2. Certificate of Purchase.
3. Deed.
4. Report and Return of Sheriff.
5. Check payable to Fremont County Clerk & Recorder (to record the Certificate of Purchase).
    a. Recording Fee is $11.00 for the 1st page, and $5.00 for each additional page.
6. Another check payable to Fremont County Clerk & Recorder (to record the Deed)
    a. Recording Fee is $11.00 for the 1st page, and $5.00 for each additional page.
7. Copy of the Affidavit of Publication.