

# Delta County Pre Sale Foreclosure List

3/30/2026

12:12:39PM

Sale Date: April 01, 2026

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Foreclosure #: 2025-0040

The Grantor: DAVID REED AND LINDSEY REED

Legal Description: SEE ATTACHED "EXHIBIT A"

Street Address: 409 and 411 B ST, DELTA, CO 81416

Current Beneficiary Name: CHARLES NELSON AND LINDA NELSON, IN JOINT TENANCY

First Publication: 12/03/2025

Last Publication: 12/31/2025

Publication Newspaper: High Country Spotlight & Shopper

Lender's Bid Amount: \$77,587.41

Deficiency: \$161,830.17

Total Indebtedness: \$239,417.58

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Total Foreclosures: 1