

## **PUBLIC TRUSTEE SALE ANNOUNCEMENT**

(Effective July 1, 2017—Margaret T. Chapman, Public Trustee)

This is the published Public Trustee Sale for \_\_\_\_\_.

1. Introductions:
2. CRS Section 38-38-106(7)(b) states that the Public Trustee may establish written policies available to the general public about all aspects of the foreclosure sale that are consistent with Colorado law
3. Please perform your research and due diligence prior to bidding on properties. The deed of trust being foreclosed may not be a first lien. Know the ramifications of bidding on a property with a senior lien. The Public Trustee makes no warranties, expressed or implied concerning properties offered for sale. All sales are final.
4. The Public Trustee, including all of the office's employees, cannot give legal advice. Please consult your legal advisor for clarification of your rights, the rights of the homeowner and lien holder's rights.
5. Any disruption of the foreclosure sale process or the functions of the office will not be tolerated.

### **SALE ORDER AND PROCEDURE**

1. Do not talk during the sale. Bidders will only be permitted to announce the bidder's name followed by the full amount of the bid. No other comments are permitted. You may use electronic devices, but they must be silenced.
2. Properties with registered over bidders will be sold prior to those without registered overbidder in order of foreclosure number.
3. The sale officially concludes when all properties are struck and sold, and all funds are collected.

### **BIDDING AND BID FORMS**

1. Complete the most current Bid Form available on our website.
2. Bid forms must be submitted in person. A bid form must be submitted for each property you plan to bid on. Completing the bid form does not obligate you to bid.
3. A bidder who cannot attend the sale, may have a third party bid for them if they bring a notarized letter of agency that meets the requirements of CRS Section 15-14-607.
4. Bid forms must be submitted by 1:45 p.m. on the date of sale – not one second after. We start accepting bid forms at 1:15 p.m. in the sale room.
5. Minimum over bid is \$1.

### **PAYMENTS TO THE PUBLIC TRUSTEE**

1. Only cash and/or certified funds made payable to the Jefferson County Public Trustee will be accepted. Information about paying by wire transfers is on our web site. We collect funds as soon as the property is struck and sold. Payment must include the lender's total bid amount AND the complete amount of your overbid. You will not have time to leave the sale room to get any additional funds.
2. If you do not have funds to cover your winning bid, we will immediately re-open the auction at the bid submitted immediately prior to your un-honored bid. Failure to honor bids disrupts the sale. To avoid disruptions, if you fail to honor your winning bid, you will not be permitted to bid for the remainder of that sale and the next four scheduled sales. When paying, you must produce a government issued photo ID and provide an "inkless" fingerprint. Receipts will be emailed post sale.
3. Excess bid funds received at sale will be processed pursuant to CRS Section 38-38-111.
4. Any amount that you tender over your accepted bid amount can be applied to other properties you win during that day's sale. Remaining funds after you have paid for your winning bids will be reimbursed to the holder of the Certificate of Purchase – commonly called the COP. This check will be available after 7:30 a.m. on the Thursday following the sale or we will mail the check.

### **WINNING BIDDERS**

1. If an Intent to Redeem is filed, the COP holder will be contacted for a signed and notarized redemption statement that must comply with CRS Section 38-38-302.
2. Recorded copies of the COP can be purchased from the Jefferson County Clerk and Recorder. Unofficial copies are available on the Public Trustee's web site.
3. A Public Trustee's Confirmation Deed is issued pursuant to state law after all redemption periods expire.
4. As the COP holder, you DO NOT have title to the foreclosed property, and you have no right of access to the property unless and until a Public Trustee Confirmation Deed is issued.

### **CONCLUSION**

1. As the Public Trustee, on behalf of the lenders who have submitted written bids for those properties without over bidders, I tender those bids for those properties as shown on today's list. Those properties are sold to the lender(s) for the submitted bid(s).
2. All other foreclosures set for sale today have been continued. See the Jefferson County Public Trustee Final Sale Continuance List.
3. This concludes the Jefferson County Public Trustee sale for \_\_\_\_\_.