

PUBLIC TRUSTEE SALE ANNOUNCEMENT

Public Trustee Sale for July 28, 2020.



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- Colorado Revised Statutes 38-38-106(7)(b) states:
The Public Trustee may establish written policies available to the public about all aspects of the foreclosure sale.

DUE DILIGENCE PRIOR TO BIDDING

- Perform your research on properties prior to sale.
- *The deed of trust being foreclosed may not be a first lien.*
- Know the ramifications of bidding on a property with a senior lien.

NO WARRANTIES

- The Public Trustee *makes no warranties*, expressed or implied concerning properties offered for sale.
- All sales are final.

NO LEGAL ADVICE

- The Public Trustee and employees *can not and do not give legal advice.*
- Consult your personal legal advisor regarding your rights and the rights of homeowner and lienholder's.

NO DISRUPTIONS

- Disruption of the foreclosure sale process or the functions of the office will not be tolerated.
- Do not talk to each other during the sale.
- You may use electronic devices, but they must be silenced.

BIDDERS PARTICIPATION & SALE COMPLETION

- Bidders are required to announce the bidder's name followed by the full amount of the bid.
- The sale concludes when all properties are struck and sold, *and all funds are collected.*

BID FORMS

- Bid Forms must be submitted in person.
- *A Bid Form must be submitted for each property you plan to bid on.*
- Completed Bid Forms do not obligate you to bid.

BIDDER REPRESENTATION

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 C.R.S. § 15-14-607.*

BID FORM DEADLINE & BIDDING

- Bid forms must be submitted NO LATER THAN *1:45 p.m.* on the date of sale.
- We start accepting bid forms at 1:15 p.m. inside the sale room.
- *Bidders will orally announce their bid advance.*
- Minimum overbid is \$1 on the first round

PAYMENT FORM

- Payment must be cash or certified funds payable to Jefferson County Public Trustee.
- Cash is accepted but not recommended.
- Information about paying by ACH or wire can be requested from our staff by email at eforeclosures@jeffco.us.

PAYMENT DEADLINES

- 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.

PAYMENT DEFAULT & PENALTY

- If a bidder does not tender funds to cover the winning bid, the property will be sold to the next highest bidder who has timely tendered the full amount of their 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.

RECEIPTS

- When paying, you must produce a government issued photo ID and provide an “inkless” fingerprint. Receipts will be emailed as soon as possible after the sale concludes.

OVERPAYMENTS

- Funds received at sale more than the amount due the lender will be processed pursuant to law.
- Funds received at sale more than the successful bid will be refunded after 7 business days (the following Thursday). The refund check will be available after 7:30 a.m.

AFTER THE SALE

- A Certificate of Purchase will be issued in the name of the successful purchaser and recorded by the Public Trustee at the county Clerk and Recorder's office.
- The successful purchaser may find a copy of the recorded document after it is recorded with the Clerk and Recorder or an unofficial copy is available on our website. <https://www.Jeffco.us/Public-Trustee>.

BUYER WARNING

- As the Certificate of Purchase holder, you *DO NOT have title to the foreclosed property.*
- *You have no right of access to the property until a Public Trustee's Confirmation Deed is issued.*

INTENT TO REDEEM

- If an Intent to Redeem is filed, the Certificate of Purchase holder will be contacted for a signed and notarized redemption statement that must comply with: CRS 38-38-302.

PUBLIC TRUSTEE CONFIRMATION DEED

- A Public Trustee's Confirmation Deed is issued pursuant to state law after all redemption periods have expired. We will send you the electronically recorded document via email.

BID-RIGGING PROHIBITION

- The Colorado Antitrust Act prohibits bid rigging under CRS 6-4-106.
- *It is illegal for any person to contract, combine, or conspire with any person to rig any bid, or any aspect of the bidding process, in any way related to the provision of any commodity or service.*

JEFFERSON COUNTY PUBLIC TRUSTEE

100 Jefferson County Parkway, Suite 2510

Golden, CO 80401

(303) 271-8580 – phone (303) 271-8588 - fax

<https://www.jeffco.us/Public-Trustee>

EMAIL: eforeclosures@Jeffco.us

Monday - Thursday / 8:00 a.m. – 4:00 p.m.

Friday by appointment only.