

# PUBLIC TRUSTEE SALE ANNOUNCEMENT:

Public Trustee Sale Information  
As of October 7, 2021



# PUBLIC TRUSTEE SALE ANNOUNCEMENT

- 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't and does not give legal advice.*
- Consult your personal legal advisor regarding your rights and the rights of homeowner and lienholder's.

# Registration

- You MUST pre-register with GovEase at [www.govease.com](http://www.govease.com). If you need assistance, please call them at 769-208-5050 Ext 2
- You will need to create an account and you will gain approval to bid after your deposit is received.



# Bid Deposit deadline & BIDDING

- Starting Bid amounts can be found on the GovEase website after 2:00 pm on Tuesday prior to the sale.
- Deposit **MUST** be received by noon Wednesday the day before the scheduled sale.
- Minimum bid is \$1 over the starting bid amount.

# Bidders DEPOSIT

- Bidders are required to deposit (via wire) the full amount they wish to bid on the property.
- Example: Opening bid is \$150,000 but you are willing to spend \$300,000. You must deposit \$300,000 plus the GovEase fee.
- If bidding exceeds your deposit, you are unable to bid further.
- Contact GovEase regarding wiring instructions at 769-208-5050 Ext 2



# Live auction

- Auction will begin at 2:00 pm Mountain Time.
- *Bidding will only be open for 30 minutes. Sale is over **exactly at 2:30 pm Mountain Time**.*
- Once the auction is complete, you will be notified by GovEase if you are the successful bidder for the property and the final bid amount that will be deducted from your deposit.

# Non-Bidder viewing:

*If you are not bidding, you can still watch the sale:*

- We have a computer at our office where you can monitor the sale, or
- *Go to [liveauctions.govease.com](http://liveauctions.govease.com). Select CO - Jefferson Foreclosure. Refresh the screen frequently to be updated as to number of bids and current bid amount.*



# 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 by GovEase after 7 business days.
- You can also have GovEase hold unused funds for up to 30 days for future sales, if you prefer.

# 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.*
- If you have questions about gaining access to an occupied property, please call the Jefferson County Civil team at 720-772-2560

# 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.
- COP holder must submit a certificate of non-assignment of COP prior to the PT Deed being issued. The form is available upon request.

# 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.*



# GovEase Innovative Applications for State & Local Government:

- ▶ Sign up - [liveauctions.govease.com /Bidder/UserProfile](https://liveauctions.govease.com/Bidder/UserProfile)
- ▶ Register – [www.govease.com](http://www.govease.com)
- ▶ Training – [www.govease.com/bidderhelp](http://www.govease.com/bidderhelp)

## Contact Information

Email: [support@govease.com](mailto:support@govease.com) Call: (769) 208-5050 ext 2

Please note that GovEase is located outside Colorado in the Central Time Zone.

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# Jefferson COUNTY PUBLIC TRUSTEE

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Golden, CO 80401

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

EMAIL: [eforeclosures@Jeffco.us](mailto:eforeclosures@Jeffco.us)

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