

PUBLIC TRUSTEE SALE ANNOUNCEMENT

- Introductions:
- CRS 38-38-106 (7)(a)(b) states the Public Trustee may establish written policies available to the general public relating to all aspects of the foreclosure sale that are consistent with Colorado law.
- 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.
- 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.

1. SALE ORDER AND PROCEDURE

1. The sale will start at 2:00 p.m. MST and officially concludes at 2:30 p.m.. All properties are struck and sold and all funds are collected immediately after sale.

2. DEPOSITS

To participate in the auction, a deposit in-full must be received in advance by GovEase for the amount you wish to spend. You will not be allowed to bid for more than you have deposited.

GovEase will only accept Domestic Wires. All deposits must be received by Wednesday before the sale by 11:00 AM MT. Once deposits have been submitted, there may be a processing time of up to 24 hours prior to approval. Contact GovEase customer support at support@govease.com or 769-208-5050 option 2 for wiring instructions.

If deposits are not received within the timeframes above, the bidder forfeits their right to participate in the auction. GovEase will submit all funds to the Public Trustee the Monday after each auction.

For this sale, a 2% buyer's premium (up to a maximum of \$400.00) will be included in the total purchase.

Refunds:

In the event a refund is required, the refund will be issued via wire transfer, within 10 days of the conclusion of the auction, to the bank account that was used to make the deposit.

If you'd like to request that your deposit be held for use in future auctions, email support@govease.com within 2 business days of the conclusion of the auction and a GovEase employee will be in touch to discuss where such funds will be applied.

3. BIDDING

1. The Public Trustee issues no warranties, expressed or implied, concerning properties offered for sale. Please do your research and due diligence before bidding. All sales are final.

2. Those interested in bidding **must pre-register with GovEase**. You can create an account and register by visiting www.govease.com. Being registered does not obligate you to bid on any property.
 3. GovEase will not take bids by phone, fax or email.
 4. Pay attention to the description of the property at auction. Know what you are bidding on.
 5. Anyone interested in bidding should be online several minutes prior to the start of the auction by logging in to www.liveauctions.govease.com
 6. Minimum overbid is one dollar (\$1.00). Bidding increments will be in an amount of \$500 or more.
 7. Bidding on **All** properties listed for sale will conclude at 2:30 pm.
 8. Excess bid funds received at sale will be processed pursuant to CRS 38-38-111.
4. **PAYMENTS TO PUBLIC TRUSTEE GOVERNED BY CRS 38-37-108**
1. GovEase will submit all funds to the Public Trustee the Monday after each auction.
5. **WINNING BIDDERS: REDEMPTIONS AND DEEDS**
1. Recorded copies of the Certificate of Purchase are available from the Jefferson County Clerk and Recorder. Unofficial copies are available from the Public Trustee's web site.
 2. Please be aware that if the successful bidder is the holder of the evidence of debt, the foreclosing attorney or the holder of the evidence of debt may rescind the sale anytime within 8 business days after the sale. If the successful bidder is a 3rd party, the sale can only be set aside by court order.
 3. If an Intent to Redeem is filed, the holder of the Certificate of Purchase will be contacted for a signed and notarized redemption statement that must comply with CRS 38-38-302.
 4. Issuing Public Trustee's Confirmation Deed:
 - a. Public Trustee's Confirmation Deed will not be issued until all redemption periods have expired.
 - b. COP holder will be required to submit a Final Affidavit to Deed form to our office prior to the Public Trustee's Confirmation Deed being created. Form can be found on our website or be requested via email: eforeclosures@jeffco.us.
 5. Please consult your legal advisor for clarification of your rights, the rights of the homeowner and other lien holder's rights during the redemption period-especially if there is a federal tax lien on the property
6. **ACCESS TO PROPERTY**
- As the grantee named in the Certificate of Purchase, you do NOT HAVE IMMEDIATE RIGHT OF ACCESS TO THE PROPERTY. A Certificate of Purchase does not transfer title to you. It merely evidences your investment made at the time of sale. You may access the property when title vests. If you need assistance with evictions, it is suggested that you contact the Jefferson County Sheriff's Office Civil Division located in Suite 1520 of this building.