

# PUBLIC TRUSTEE SALE ANNOUNCEMENT

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

- Announce which law(s) that today's sales fall under.
- SALE ORDER AND PROCEDURE
  1. So that everyone can clearly hear the bids, please do not talk or visit during the sale. Please turn off all cell phones and refrain from texting during the sale.
  2. Any discussions or financial transactions with other bidders need to be done outside this office prior to the sale.
  3. Properties with registered overbidders will be sold first.
  4. Sales will be in order of foreclosure number
- BIDDING AND BID FORMS:
  1. Those interested in bidding must personally attend the sale.
  2. If you can't attend and wish someone to bid for you, we must have a letter of agency notarized pursuant to CRS 15-14-607.
  3. Anyone interested in bidding today must present the completed "Overbidder's Information" form for each property you plan to bid on. Completing this form does not obligate you to bid.
  2. Bid forms must be submitted by 9:45 a.m. so that we have time to set up the overbid sale.
  3. The minimum overbid is one dollar.
  4. Bidders must announce the bidder's name and the full amount of the bid, No other comments.
  5. Excess funds received at the sale will be processed pursuant to CRS 38-38-111.
- PAYMENT:
  1. Payment is taken in the order properties are sold.
  2. ALL funds for overbids must be with you at the time of the sale. This includes the amount of the lender's bid AND the complete amount of your overbid. You do not have time to leave this office to get any additional funds. You can only bid up to the amount of certified funds and cash you have with you.
  3. We do not take personal checks, business checks, credit cards, debit cards or letters of credit.
  4. Under law, certified funds checks MUST be made payable to the Jefferson County Public Trustee.
  5. We accept wire transfers which must be sent the day prior to the sale. They must be in our account and be verified.

6. Any amount that you tender over your accepted bid amount will be reimbursed to the holder of the Certificate of Purchase by check, which will be available after 7:30 a.m. tomorrow. The check may be mailed
- **WINNING BIDDERS:**
    1. Winning bidders – DO NOT leave this office until funds are paid.
    2. Winning bidders receive a Certificate of Purchase, which is only evidence of your investment in the property and is not a document giving title to the property.
    3. When 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. Please be aware that the foreclosing attorney may rescind the sale during the redemption period.
    5. Issuing Public Trustee's Deed:
      - a. For foreclosures filed after Jan. 1, 2008, this is upon expiration of all redemption periods allowed, or, at the close of our office fifteen (15) business days after the sale if there are no redemption periods because no Notice of Intents to Redeem were filed.
      - b. For foreclosures filed under foreclosure law changes EFFECTIVE JANUARY 1, 2010, there is an additional provision to the 2008 law. The Deed can be issued nine (9) business days after the sale if no Intent to Redeem has been filed.
      - c. For properties filed under the law prior to Jan. 1, 2008, speak to a member of the Public Trustee's staff.
      - d. In all cases, the Deed must be requested.
    6. After receiving the Deed, if the property is occupied, check with the Jefferson County Sheriff's Department Civil Division regarding the eviction process. That department is down the hall.
    7. Please consult your legal advisor for clarification of your rights, the rights of the homeowner and other lienholders' rights during the redemption period.

## CONCLUSION

1. As the Public Trustee, on behalf of the lenders who have submitted written bids for those properties without overbidders, I tender those bids for those properties as shown on today's list. Those properties are struck off, sold and will go back to the lender.
2. The updated list of sales, continuances and new foreclosures will be available this afternoon in the Current Reports red books available at the desk.
3. This concludes the Jefferson County Public Trustee Sale for \_\_\_\_\_

# PUBLIC TRUSTEE SALE SHEET

This is Public Trustee Sale Number:

The Grantor(s) of the Deed of Trust is:

The Foreclosing Creditor is:

The published notice indicated that the property is located at:

and more properly described in the legal description in the Deed of Trust.

The Notice of Election and Demand for Sale was made on:

Publication was in the \_\_\_\_\_ (name of paper):

With First Publication:

And Last Publication:

Stating the property would be sold by the Jefferson County Public Trustee at 10 a.m., and this is that sale.

I have received a written bid from the foreclosing creditor

In the amount of \$ \_\_\_\_\_ with a deficiency of \$ \_\_\_\_\_

I have received a bid(s) from overbidders:

In the amount of: \$ \_\_\_\_\_

Advance on the bid. Advance on the bid. Last call – Advance on the Bid.

Hearing no other bids, I declare this property struck off and sold to:

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In the amount of \_\_\_\_\_