

# Douglas County Public Trustee Sale Announcement

## INTRODUCTION

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 the office's employees, cannot give legal advice. Please consult your legal advisor for clarification of your rights, and the rights of the borrower, homeowner and any lien holder's.

## SALE ORDER AND PROCEDURE

The sale will start at 10:00 am MT and officially conclude at 10:30 am. All properties are struck and sold.

## 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 Tuesday before the sale by 12:00 pm (noon) MT. Once deposits have been submitted, there may be a processing time up to 24 hours prior to approval. Contact GovEase customer support at [support@govease.com](mailto:support@govease.com) or call 769-208-5050 Ext. 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 Friday after each auction.

For this sale, a 2% buyer's premium (up to a maximum of \$2,500) will be included in the total purchase.

Pursuant to CRS § 38-37-104(1)(b)(XIII) a \$300.00 fee over and above the purchase price may be collected by the Public Trustee.

### Refunds:

In the event a refund is due to a non-successful bidder, 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](mailto: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.

## BIDDING

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.

Those interested in bidding must pre-register with GovEase. You can create an account and register by visiting <https://liveauctions.govease.com/>. Being registered does not obligate you to bid on any property.

GovEase will not take bids by phone, fax or email.

Pay attention to the description of the property at auction. Know what you are bidding on.

Anyone interested in bidding should be online several minutes prior to the start of the auction by logging in to [www.liveauctions.govease.com](http://www.liveauctions.govease.com).

Minimum overbid is one dollar (\$1.00). Bidding increments will be in an amount of \$500.00 or more.

Bidding on **ALL** properties listed for sale will conclude at 10:30 am.

Overbid funds received at sale will be processed pursuant to CRS § 38-38-111.

#### **PAYMENTS TO PUBLIC TRUSTEE GOVERNED BY CRS § 38-37-108**

GovEase will submit all funds to the Public Trustee by Friday after each auction.

#### **WINNING BIDDERS: REDEMPTIONS AND DEEDS**

Recorded copies of the Certificate of Purchase are available from the Douglas County Clerk & Recorder. Unofficial copies are available from the Douglas County Public Trustee website: <https://apps.douglas.co.us/gts/>.

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 with 8 business days after the sale. If the successful bidder is a 3<sup>rd</sup> party the sale can only be set aside by court order.

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

Issuing the Public Trustee's Confirmation Deed:

The Public Trustee's Confirmation Deed will not be issued until all redemption periods have expired.

The Certificate of Purchaser will be required to advise the Public Trustee prior to the end of redemption, if the Certificate of Purchase will be assigned. Please email the Public Trustee at [pubtrust@douglas.co.us](mailto:pubtrust@douglas.co.us).

Please consult your legal advisor for clarification of your rights, the rights of the borrower, homeowner and other lien holders during the redemption period.

#### **ACCESS TO THE 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 an eviction, please contact the Douglas County Sheriff's Office Civil Division or seek legal counsel.