

NOTICE OF INTENT TO CURE

NOTICE is hereby given to the Public Trustee of the County of Douglas, State of Colorado, of the intention of the following person/entity to cure the default of nonpayment allegedly existing in connection with a foreclosure by the Public Trustee instituted upon the Notice of Election and Demand for Sale.

Foreclosure Number _____ Scheduled Sale Date _____

Printed Name(s): _____

Property Address: _____

Best Phone Number _____ E-Mail Address* _____

***Cure figures will be E-Mailed unless you prefer receipt via U.S. Mail.**

Please provide address below if you opt to receive by U.S. Mail:

Street _____

City _____ State _____ Zip _____

The filing party is the *(PLEASE check appropriate box)*

- owner or owners of the property being foreclosed, or
- other person or entity entitled to cure the default as set forth in Section 38-38-104(1), C.R.S.
-- Evidence of that right to cure is attached.

Dated _____

SIGNATURE: _____

SIGNATURE: _____

Scan and email your completed Notice of Intent to Cure to pubtrust@douglas.co.us.

You may also fax to 720-596-5215, mail or bring your completed form to 100 Third Street, Castle Rock CO 80104.

Regular Public Trustee Office Hours: 8:00 a.m. to 5:00 p.m. Monday - Friday, except holidays. Phone 303.660.7417

Visit the [Douglas County Foreclosure Property Search](#) to search for specific foreclosure number or address.

Per law (38-38-104 Colorado Revised Statutes (C.R.S.)), in order to preserve your right to cure, **this notice must be filed with the Public Trustee's Office at least 15 calendar days prior to the date of sale** – the first scheduled date of sale, or any later date to which the sale is continued. If the sale date is continued to a later date, the deadline to file a notice of intent to cure by those parties entitled to cure is also extended.

The Public Trustee will, promptly upon receipt of this Notice, request from the foreclosing party a written statement of the amount required to cure the default in accordance with the law. **Payment of the cure amount will stop the foreclosure; merely filing this form does not stop the foreclosure.**

Please do not expect to receive the cure statement immediately after filing this form. We must request information from the lender or lender's attorney after you file this form. The statement is due back to us within 10 business days of our request, or eight calendar days prior to the scheduled sale date, whichever is sooner. If this cure intent is filed after the deadline, the foreclosing party has no obligation to provide a cure statement. **If this cure intent is filed prior to the deadline, the property will not be sold until after the foreclosing party has provided a cure statement.**

Upon receipt of the cure statement, we will send you a letter telling you the amount you would need to pay to cure the foreclosure. **All cure payments must be cash, wire transfer, or certified check, cashier's check, teller check or official bank or credit union check certified or issued by a financial institution described in Section 38-37-108, C.R.S. NO PERSONAL CHECKS OR MONEY ORDERS ARE ACCEPTED.** All cure funds must be paid before the expiration date listed on the cure statement, and by noon if the statement expires on the day before sale. If you do not cure by the expiration date of the cure statement, you may request an updated cure statement through the Public Trustee's Office, subject to the 15 calendar-day deadline described above.

Douglas County Housing Partnership(No cost counseling to Douglas County residents): 303-784-7856

Si usted quiere tener mas información sobre las opciones que tiene para evitar la pérdida / confiscación permanente de su propiedad / hipoteca, por favor, póngase en contacto con la siguiente agencia:

Colorado Foreclosure Prevention Program (Bilingual) Hotline: 1-877-601-4673