OFFICE OF THE WELD COUNTY TREASURER
AND PUBLIC TRUSTEE
www.co.weld.co.us
1400 N. 17TH AVENUE
GREELEY CO 80631
970-400-3290
JOHN R. LEFEBVRE, JR.

# WELD COUNTY PUBLIC TRUSTEE SALE INFORMATION

## Statements of Authorization/Bid Sheets

- Foreclosure sales are every Wednesday at 10:00 A.M.
  - The auction is held inside the Chase Bank building on the third floor in the Weld County Board Room located at **822 7th Street, Greeley, CO 80631** through the end of December, 2020.
  - You or your representative (with documentation as outlined below) must be present to bid.
  - If it is your first time at sale and you are bidding under a company name or on behalf of another person, you **MUST** submit a **Notarized Statement of Authorization (SOA)**. Please list all names that are authorized to bid.
    - Any time a new person is authorized to bid on behalf of another person or company a **new** SOA must be submitted.
    - The SOA form can be found and downloaded from the link below https://www.weldgov.com/departments/treasurer/public_trustee/foreclosure_law/forms__notices
  - Please arrive at least 15-20 minutes prior to sale to fill out a bid sheet.
    - Bid sheets must be submitted by **9:55 A.M.**
    - Late bid sheets will **NOT** be accepted
    - The PT office does provide bid sheets, however, they can also be downloaded from the link below https://www.weldgov.com/departments/treasurer/public_trustee/foreclosure_law/forms_notices

## Pre-Sale List/Bidding at Auction/Payment

- The Pre-Sale List is updated on the Weld County Public Trustee's website on Mondays after 5:00 P.M. at www.wcpto.com/AllReports.aspx
  - All properties going to sale for that week will be listed on the Pre-Sale List.
  - If the property you are looking for is not on the Pre-Sale List, then the PT office did not receive a bid from the lender's attorney.
  - The Pre-Sale List will state the lender's bid amount.
    - **The lender's bid amount = the starting bid amount**
  - A deficiency occurs when the foreclosing lender submits a written bid less than the amount owed.
    - The lender may elect to sue the homeowner or anyone else who signed the original promissory note for the amount of the deficiency.
- Bids can be pulled up until 9:59 A.M. the day of sale.
- The first competitive bid must be at least $1 over the lender's bid amount or to the next $1000 increment. Subsequent bids must be at least $1000 and not more than $2000 higher than the previous bid.
- Properties are sold to the highest bidder.
- Certified funds are due in our office no later than 12:00 P.M. the day of the sale. **LATE FUNDS WILL NOT BE ACCEPTED**
  - If the highest bidder does not arrive in this office by 12 noon, the second highest bidder will be called immediately. The property will be sold at the next highest bid amount

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***The Weld County Public Trustee office does not offer legal advice. The above information provided is for informational purposes only.***

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## CERTIFICATE OF PURCHASE/INTENT TO REDEEM /PUBLIC TRUSTEE DEED

- Certificate of Purchase (COP) holders **DO NOT** have access to the property for the first eight business days after sale.
  - The COP will be issued to the name that appears on the bid sheet.
  - The COP does not transfer title.
- A Junior Lienor may file an Intent to Redeem (ITR) no later than close of business on the **8th** business day after sale.
  - If an ITR is filed, the COP holder will be notified by the contact information provided on the bid sheet.
  - If the Junior Lienor redeems the property, the COP holder will be fully refunded plus interest.
  - Title does not vest until all redemptions periods are over.
  - If an ITR is not filed, title will vest into the COP holder's name on the **9th** business day after the sale
- A Public Trustee Deed (PTD) aka Confirmation Deed will be issued once title vests into the new owner's name
  - If the COP is **not** going to be assigned, the PTD can be issued as soon at title vests.
    - Please email the Public Trustee stating the foreclosure number and state the COP will not be assigned. Emails can be sent to **eforeclosures@wcpto.com**.
  - If the Public Trustee does not receive notification that the COP is not going to be assigned, the PTD will automatically be issued **15** business day after title vests.
  - If the COP is going to be assigned, our office must receive the assignment no later than close of business on the **8th** business day.
    - It must already be recorded with the Weld County Clerk and Recorder or **pay $5** to have it recorded along with the PTD.
    - CRS 38-38-403 outlines the required information needed for the Assignment of the Certificate of Purchase
- Once title vests into the new owner's name they will have access to the property.
- If the property is still occupied when title vests, please contact the Weld County Sheriff's Department regarding the eviction process.
- Unofficial recorded copies of the COPs and PTDs are available on our website, **www.wcpto.com**, to print and view at your convenience. The Weld County Public Trustee does not provide copies of these documents. To receive an official copy, please contact the Weld County Clerk and Recorder.

*****THE PUBLIC TRUSTEE'S OFFICE DOES NOT HAVE INFORMATION ON ANY OTHER LIENS. YOU MUST DO YOUR OWN RESEARCH WITH A TITLE COMPANY OR WITH THE WELD COUNTY CLERK AND RECORDER*****

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