

NOTICE OF INTENT TO CURE

Per law Colorado Revised States (C.R.S.) 38-38-104, in order to preserve your right to cure (payment of the cure amount that will stop the foreclosure), **this notice must be filed with the Public Trustee's Office at least 15 calendar days prior to the first scheduled date of sale.** 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 may also be extended.

When filing a Notice of Intent to Cure, a **Recorded Copy of your Warranty Deed, Quit Claim Deed, etc.** from the Weld County Clerk and Recorder **must be provided along with this form.**

The Public Trustee shall promptly, upon receipt of this Notice, request from the owner or holder of the evidence of debt secured by the Deed of Trust being foreclosed a written statement of all sums of principal, interest, costs, expenses, attorney fees and other sums necessary to cure the default in accordance with law.

NOTICE is hereby given to the Public Trustee of the County of Weld, 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: _____

Property Address _____

Mailing Address for Cure Figures: _____

City: _____ State _____ Zip: _____

Telephone Number: _____ Cell Phone: _____

Email Address: _____

The filing Party is (please check correct box) the:

- ☐ Owner or owners of the property being foreclosed at the time of the recording of the Notice of Election and Demand for Foreclosure, or
- ☐ Other person or entity entitled to cure the default as set forth in C.R.S. 38-38-104(1) who provides evidence of that person's right to cure to the satisfaction of the Public Trustee. A true and correct copy of the instrument which evidences the undersigned's right to cure, if other than the owner, is attached.

Signature: _____

Date: _____

Date: _____

Return this form to the Weld County Public Trustee, 1400 N. 17th Avenue, CO 80631

Phone: (970)400-3242 or email to eforeclosures@weld.gov.

Visit our website <https://www.weld.gov/Government/Departments/Treasurer-Public-Trustee/Public-Trustee> to search for information including current sale date on a particular foreclosure number or address.

NOTICE TO FILING PARTY: Please do **NOT** expect to receive information of the amount due immediately after filing this form. The Public Trustee's Office must request information from the lender or lender's attorney after you file this form. Upon receipt of the cure figures statement from the lender, or lender's attorney, the cure amount will be provided to you. The cure figures will state the period for which it is effective (at least 10 calendar days).

NO PERSONAL CHECKS ARE ACCEPTED. All cure funds must be paid in cash, by electronic transfer, or by certified check, cashiers check, teller check or official check certified or issued by a financial institution described in C.R.S. 38-27-108. **All cure funds must be received by the Public Trustee no later than the expiration date on the cure statement or no later than 12 noon on the day before the sale, whichever occurs first.** If you do not cure by the valid cure figure deadline set forth in the statement, you may request an updated cure statement through the Office of the Public Trustee. Statutory deadlines will apply.

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 may also be extended. Visit our website at <https://www.weld.gov/Government/Departments/Treasurer-Public-Trustee/Public-Trustee> to search for **information including current sale date** on a particular foreclosure number or address.

THE WELD COUNTY PUBLIC TRUSTEE DOES NOT GIVE LEGAL ADVICE

Helpful Phone numbers:

Colorado Foreclosure Prevention Program (Bilingual) HOTLINE: **1-877-601- HOPE or 1-877-601-4673**