

## PREPARE IN ADVANCE BEFORE YOU BID

Before bidding online on a property in foreclosure, **the bidder has the complete responsibility** to conduct their own research.

The Public Trustee does not guarantee that the deed being foreclosed is a first lien, does not know if the taxes have been paid and does not know if the property has any other liens against it.

Bidders can obtain the foreclosure sale number of the property and see the lender's minimum bid by:

- Clicking on the Auction Calendar at [larimer.realforeclose.com](http://larimer.realforeclose.com),
- Viewing The pre-sale list at [larimer.org/publictrustee](http://larimer.org/publictrustee), or
- Contacting the Treasurer & Public Trustee's Office directly at (970) 498-7020 or [efclose@larimer.org](mailto:efclose@larimer.org)

A preliminary list is available Mondays after 2:00pm MT and a more final pre-sale list is available Tuesdays after 2:00pm MT. Bids may change or be pulled by the lender up until 9:59 a.m. MT on Wednesdays, the day of sale.

Because of auction deadlines and the time for deposits to clear, please plan ahead!

Larimer County  
Treasurer & Public Trustee's  
Office P.O. Box 1250  
200 W. Oak St., Ste. 2100  
Fort Collins, CO 80521



*This brochure has been created as an INFORMATIONAL tool. It is NOT intended to serve as legal advice. Parties in need of legal advice are encouraged to conduct their own investigation into the foreclosure process and/or seek legal counsel in the private sector.*



## Online Foreclosure Sales



**Irene E. Josey**  
Treasurer &  
Public Trustee

Phone: (970) 498-7020

Email: [efclose@larimer.org](mailto:efclose@larimer.org)

Website: [www.larimer.org/publictrustee](http://www.larimer.org/publictrustee)

Online Sales: [larimer.realforeclose.com](http://larimer.realforeclose.com)

## NEW! ONLINE AUCTIONS

To participate in our  
foreclose sales, you must  
register for a username  
and password at  
[larimer.realforeclose.com](http://larimer.realforeclose.com)



For account questions or assistance, please  
contact RealForeclose at  
[customerservice@realauction.com](mailto:customerservice@realauction.com) or  
1-877-361-7325

Foreclosure sales are  
held online on at

[larimer.realforeclose.com](http://larimer.realforeclose.com)

**Wednesdays, 10:00 a.m. MT\***

*\*Proxy bids are accepted as soon  
as they appear on the Auction  
Calendar*

## HOW DOES BIDDING WORK?

- Prior to auction deadlines, **bidders must deposit 10% of their anticipated high bid** with the Public Trustee's Office. A 10% deposit is required for each property on which a bidder wants to bid.
- **The system allows proxy bidding.** Auction participants enter their highest acceptable bid for a property. The auction system then checks all other bids and enters a bid on your behalf at \$100 more than the next highest bidder.

The system stops entering bids for you when your highest acceptable bid is reached.

- Bids may be cancelled, raised, or lowered any time **prior** to the start of the auction of that property. Once an auction begins, bids may **only** be increased up to the amount that you have available in your account to meet the deposit minimum.
- Bidders must bid using **the exact name of the person or entity** in which the Certificate of Purchase will be issued.
- If there are no bidders, the property will be struck and sold to the lender.
- Upon payment, successful bidders become the holder of the **Certificate of Purchase** but will no longer receive a paper copy of the certificate. The holder has **no immediate right of access** to the property.

The **successful bidder\*** on a property must present **CERTIFIED FUNDS** (wire, certified check, cash) for the balance due to the Treasurer & Public Trustee's office by **2:00 p.m. MT the day of sale.**

*\* If the successful bidder defaults on the bid, the subsequent bidder will be contacted and have additional time to provide the funds.*

## REDEMPTION

**Each sale can be redeemed by junior lien holders** during their statute-mandated redemption period. The junior lien holder will have **eight (8) business days** from the date of sale to file an intent to redeem. The Certificate of Purchase holder will have **five (5) business days** to provide figures.

If redemption occurs, the Certificate of Purchase holder is paid **the bid amount plus the interest at the specified rate in the Deed of Trust and Note being foreclosed.** Other related expenses may be paid to "protect and secure" the property.

## TITLE TO THE PROPERTY

Title to the property sold shall vest in the holder of the Certificate of Purchase upon **expiration of all redemption periods to all lienors entitled to redeem.** If there are no intents to redeem filed, the title will be filed at the close of the eighth (8<sup>th</sup>) business day after the sale. In a lienor redemption, title vests with the holder of the last Certificate of Redemption at the end of all redemption periods.

Upon receipt of all statutory fees and costs, the Public Trustee will execute and record a **Confirmation Deed** confirming the transfer of title to the property to the holder of the Certificate of Purchase. In the case of redemption, it will be issued to the holder of the last Certificate of Redemption.