

Foreclosures

1. What is a Notice of Election and Demand?

This is the document recorded to start the foreclosure process. The recording date of this document governs the statutes that the foreclosure will follow.

2. How can I find out if a property is in foreclosure?

Visit our [Foreclosure Property Search page](#) and enter the Foreclosure Sale Number or the property address.

3. How can I find out what I owe to stop the foreclosure sale of my house?

You need to file a written Notice of Intent to Cure with this office no later than 15 calendar days prior to the date of sale. Upon our receipt of your written notice, we will request a cure statement from your lender and forward it to you. There is more information on our [Cure a Foreclosure page](#).

4. I received a foreclosure notice from you in the mail. Do I need to move?

You still own the home and you have the rights and obligations of a homeowner until the time of the foreclosure sale. Once the property is sold at the foreclosure sale, you no longer own the home. If you do not move out after the foreclosure sale, you may be subject to eviction proceedings.

5. When and where is the Public Trustee sale conducted?

The sale is conducted in the Jury Assembly Room, court side of the Jefferson County Administration and Courts Facility, located at 100 Jefferson County Parkway in Golden, CO, 80419. These sales are held every Thursday at 2 p.m.

6. What happens if my property is sold for more than what I owe?

The Public Trustee holds the overbid funds generated at the sale and distributes the money according to the law. Please [contact us](#) if you believe there are funds due to you.

7. What is a finder? Should I pay one?

A finder is a person who may contact you offering to locate your funds from foreclosure auctions for a fee. Before you sign anything or pay a fee, check with the [Office of the Public Trustee](#) to see if your name is on the list. You may also visit the [Public Trustee's page](#) to check for your name.

8. What is a deficiency bid?

A deficiency bid occurs when the foreclosing lender submits a written bid less than the amount owed. The foreclosing lender may elect to sue the homeowner, or anyone else who signed the original promissory note, for the amount of the deficiency. Bidding at the Public Trustee sale on properties that have deficiency bids begins at \$1 over the lender bid amount. In most cases, lenders file deficiency bids because the adjusted fair market value of the property is less than the amount owed.

9. Will I receive a notice from you when my house is sold at the foreclosure sale?

No. You will receive a second foreclosure notice from us on or about 60 days prior to the scheduled sale of the property. No further notices will be sent. The scheduled sale date can be continued by your lender. Please check our [Search Foreclosures page](#) for up to date information.

10. [Is there a pre-foreclosure list available to the public?](#)

No, the only reports available through this office are properties that are in foreclosure. Our foreclosure reports are available for free from our search site. Foreclosure is a complex process, and we suggest you contact your legal advisor if you have concerns or questions about a specific property.

11. [Does the Office of the Public Trustee conduct seminars about the foreclosure process?](#)

The Office of the [Routt County Public Trustee](#) does not conduct public seminars about the foreclosure process. Instead, the office has compiled this website as a tool to instruct citizens interested in learning about the foreclosure process.

12. [What types of funds are necessary to bid at the Public Trustee sale? Can I bid online?](#)

Cash, certified funds or verifiable wire transfer must be tendered at the time of sale. (C.R.S. 38-37-108). We do not accept online or electronic bids at this time.

13. [If a Public Trustee Confirmation Deed is issued in a foreclosure on a second or third-etc-mortgage, does that remove all other liens?](#)

No, the Public Trustee Confirmation Deed is issued subject to any other senior liens. A Public Trustee's Deed is not a Warranty Deed and does not convey clear and free title.

14. [When are the foreclosure reports updated?](#)

The foreclosure reports are updated regularly, depending on the type of report. The reports are available for viewing and printing from our [Foreclosure Property Search page](#) under "Reports" or for viewing only in our office 7:30 a.m. to 5:30 p.m., Monday through Friday (excluding legal holidays).

15. [Where can I obtain information about other liens against properties?](#)

Information concerning liens recorded against a property can be obtained by contacting the Jefferson County Clerk and Recorder's office located at 100 Jefferson County Parkway, Suite 2530, Golden, CO, 80419. They can be reached by calling 303-271-8121, or visit the [Clerk and Recorder's website](#).