



OFFICE OF THE WELD COUNTY TREASURER
AND PUBLIC TRUSTEE

www.co.weld.co.us
1400 N. 17TH AVENUE
GREELEY CO 80631
970-400-3242

SALE DAY POLICIES

- ✚ No talking/visiting during the sale. Under Colorado law, the Public Trustee or designee has the authority to prohibit such persons from attending sale. CRS 18-9-110.
- ✚ Discussions or financial transactions with other bidders need to be done outside the office and not during the sale.
- ✚ Properties being sold may not be a first *Deed of Trust*. It is up to the bidders to research the property prior to bidding because all sales are final.
- ✚ The *Certificate of Purchase* will be issued in the name that appears on the bid sheet.
- ✚ Pursuant to Colorado law, a person bidding on another's behalf must have written notarized authorization. CRS 15-14-607.
- ✚ Bid forms must be submitted by 9:55 a.m. Late bid sheets will **NOT** be accepted.
- ✚ Bidders must be present to bid at the Weld County Public Trustee Auction
 - ▶ The 1st competitive bid must be at least \$1.00 over the lender's bid or an amount to the next \$1,000 increment. The following bids must be in even thousand dollar amounts. There is no maximum bid, within reason.
- ✚ Funds in the form of a certified check in the amount of the winning bid are due in the office by 1:00 p.m. Late funds will **NOT** be accepted.
- ✚ This office does not accept personal checks, business checks, credit cards or debit cards.

- ✚ If the highest bidder does not arrive in this office by **1:00 p.m.**, the next highest bidder will be called immediately; the property will be sold at the next highest bid amount.
- ✚ The second highest bidder has until **3:00 p.m.** the day of the sale to purchase and pay for the property. In the event that neither the first bidder nor the second highest bidder purchase the property, the property will go back to the lender for the lender's bid amount at auction.
- ✚ A successful bidder who does not complete a purchase within the allotted time frame three times will be banned from bidding on foreclosed properties at the Weld County Public Trustee auction
- ✚ Any amount tendered over the bid amount will be reimbursed five business days after sale.
- ✚ The Public Trustee shall determine all procedures, protocols and requirements for conducting a sale. Bidders shall have no right to direct or control such procedures, protocols and requirements.
- ✚ The Public Trustee reserves the right to correct, revise, add to, delete and/or modify any information regarding any foreclosed property being offered for sale, and may cancel the sale of any foreclosed property at any time, including after the bidding has been completed. The Public Trustee shall be the sole determiner of the successful bidder pursuant to C.R.S. 38-38-106.
- ✚ The bidder assumes the risks associated with bidding and acquiring property at foreclosure sale. Foreclosure sales may be cancelled, set aside or deemed void by a court of law through no fault of the Bidder. However, absent Public Trustee error, if the sale is set aside or voided, all fees and charges paid by the Bidder shall be retained.
- ✚ The bidder is solely responsible for reviewing all information made available regarding a foreclosure sale. The Weld County Public Trustee shall not be liable for any claim of loss resulting from any errors, omissions or inaccuracies concerning any such information.