



OFFICE OF THE PUBLIC TRUSTEE
WELD COUNTY, COLORADO



NOTICE

TO: Homeowner Association (HOA) Lien Claimants
RE: Redemption and Overbid Funds

On the advice of legal counsel, overbid funds will not be disbursed to an HOA lien claimant or assignee until the HOA lien amount has been reduced to judgment. Pursuant to CRS 38-38-111(2) and 306(2), the HOA claim amount will be held in escrow until a final judgment has been entered in favor of such claimant confirming the claimant's right to a lien and the amount owed and all periods for appeal have expired. Upon the expiration of all redemption periods provided in section 38-38-302, any remaining overbid, other than that due to any statutory lien claimant whose claim has not been confirmed by a final court judgment, will be disbursed in accordance with CRS 38-38-111(2).

Oct. 2016

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