



OFFICE OF THE PUBLIC TRUSTEE
WELD COUNTY, COLORADO



SALE DAY POLICIES

1. **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.**
2. **Discussions or financial transactions with other bidders need to be done outside the office and not during the sale.**
3. **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.**
4. **The *Certificate of Purchase* will be issued in the name that appears on the bid sheet.**
5. **Pursuant to Colorado law, a person bidding on another's behalf must have written notarized authorization. CRS 15-14-607.**
6. **Bid forms must be submitted by 9:55 a.m. Late bid sheets will NOT be accepted.**
7. **The first competitive bid must be at least \$1.00 over the lender's bid. The second bid will be to the next even \$500 or thousand dollar increment. Subsequent bids must be at least \$500 and no more than \$1,000.**

Susie Velasquez, Public Trustee
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- 8. Funds in the form of a certified check or cash for the amount of the winning bid are due in the office by noon. Late funds will NOT be accepted.**
- 9. This office does not accept personal checks, business checks, credit cards or debit cards.**
- 10. If the highest bidder does not arrive in this office by 12 noon, the second highest bidder will be called immediately. The property will be sold at the next highest bid amount.**
- 11. Any amount tendered over the bid amount will be reimbursed five business days after sale.**

2/18/2016

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