



DEBRA J. REYNOLDS

*Huerfano County Treasurer
and Public Trustee*

401 MAIN STREET, SUITE 206 • WALSENBURG, COLORADO 81089-2084
719-738-3000 Ext. 505 • Fax: 719-738-1280

PUBLIC TRUSTEE POLICIES

FORECLOSURE SALES:

- 1 No cell phone usage within the office or at sale. Please step into the hallway away from sale to make or receive calls.
- 2 Sales are held on Thursdays at 10 a.m. in the hallway outside the Co Treasurers Office, 401 Main St, Suite 206, Walsenburg, CO 81089. Parties interested in bidding must be personally in attendance at the sale and bid at least \$1.00 over the lender's bid. Funds for the full amount of the bid must be tendered to the Huerfano County Public Trustee by 2 pm that day on each property.
- 3 Per statute (CRS 38-37-108), all payments made for redemption, cure, or purchase at sale "shall be in the form of cash to an account of the public trustee available for such purpose, or certified check, cashier's check, teller's check, electronic transfer, made payable to the Huerfano County Public Trustee, and certified or issued by a state-chartered bank, savings and loan association, or credit union licensed to do business in the State of Colorado or a federally chartered bank, savings bank, or credit union." No exceptions.
- 4 If a refund is owed to you from a cure, redemption, or sales payment, that refund will be tendered on the fourth business day after the funds were deposited, unless we have reason to believe that additional time is necessary to verify clearance of funds.
- 5 Any discussions with other bidders need to be done outside this office and not during the sale. Bidders will not conduct financial transactions with other bidders at the sale or in this office at any time.

6 Neither the Public Trustee nor his deputies will verify the order of liens on any property. For information on that, contact the Clerk and Recorder.

7 We do not offer foreclosure counseling. Call the Colorado Foreclosure Hotline at 1-877-601-HOPE (4673).

RELEASES:

- 1 Deeds of Trust will be released while you wait only if you are a private party. Releases requested by institutions will be processed roughly in the order received, whether they are dropped off or mailed in. The one exception to this rule will be for partial releases with production of the evidence of debt. Such releases will be processed by 9:00 am on the following business day and held for pick-ups.
- 2 All Release Deeds of Trust can be found on the Huerfano County Clerk & Recorder Website to see if your request for release has been reviewed and recorded.

GENERAL OFFICE INFORMATION:

- 1 Unless the documents have separately been recorded, we will record supplemental information as additional pages to Release of Deeds of Trust and Public Trustee Confirmation Deeds. Examples of such documents include powers of attorney, Lost Instrument Bonds, and Assignments of Certificates of Purchase or Redemption. There will be an additional \$5 per page charge for the recording. We strongly encourage the separate recording of an assignment of a Certificate of Purchase or Redemptions. And will be happy to record it for the recording fee of \$13 for the first page and \$5 for each additional page.
- 2 Neither the Public Trustee nor his deputies may give legal advice.
- 3 Neither the Public Trustee nor his deputies may recommend specific Attorneys, Title Companies or any other service provider.
- 4 We charge \$.25 cents per page for all copies. We do not provide change without a transaction.
- 5 Our business hours are 8:00 a.m. to 4 p.m. Weekdays, except legal holidays.