



FORECLOSURE INFORMATION

Sheriff's Foreclosure Sale Information

- Court Ordered Foreclosures that have been set for auction will be advertised in the Public Notices of the Daily Sentinel newspaper on Thursdays for five consecutive weeks prior to the auction date.
- Lenders have a right to Cure any time prior to Auction.
- By law, Lenders must submit their written bid to the Mesa County Sheriff's Office Civil Division by noon, two business days before the sale.
- Sheriff's Foreclosure sales are held outside the main front entrance of the Mesa County Sheriff's Office, 215 Rice Street, Grand Junction, Colorado at 10:00 a.m. on Thursdays.

How to Bid at a Foreclosure Sale

- The winning bidder must submit certified funds for the exact amount of their bid by 12:01 p.m. on the day of the sale. Checks must be made payable to the Mesa County Sheriff's Office. If payment is not received by the time specified, the sale will be awarded to the next highest bidder.
- Starting bids must be a minimum of \$1.00 over the Lender's bid.
- You must check-in and register for the sale prior to the start of the sale and receive a bidding number. You may print and complete the on-line registration form and bring it with you to save time. Arrive early as sales begin promptly at 10:00 a.m.
- At the time you check in and register, you will be given a written copy of the lender's bid information.
- If you are a third-party representative bidding for another person not present at the sale, you must identify who you are and who you are bidding for on the bidder registration form. You must also provide the address and phone number(s) of the person you are bidding for.
- Bidding is competitive and done orally with the highest bidder winning. The deputy conducting the foreclosure sale will announce any third party bidder information once the sale begins and before bidding starts.

After the Foreclosure Sale / The Redemption Process

- A Certificate of Purchase will be issued to the highest bidder at the time they submit their certified funds. The highest bidder must submit their funds by 12:01 p.m. the day of the sale. If they fail to meet this deadline, the sale will be awarded to the next highest bidder and an additional two hours will be given for them to submit their certified funds.

- If you were a third-party representative for a bidder who was not present at the sale, the Certificate of Purchase will be issued in the name of the person you were bidding for. The Certificate of Purchase will be recorded within 5 business days of the sale.
- Lien holders have 8 business days to file an Intent to Redeem.
- No sooner than 15 business days or later than 19 business days following the sale, the junior lienor having the most senior recorded lien on the sold property may redeem the property sold by paying to the Civil Deputy, no later than 12:00 noon on the last day of the lienor's redemption period, the amount for which the property sold with interest from the date of the sale, together with all sums under Colorado Revised Statutes 38-38-301.
- Each subsequent lienor entitled to redeem shall, in succession, have an additional period of 5 business days to redeem.
- If Redemption occurs, the Certificate of Purchase holder is paid the bid amount, interest at the rate specified in the Deed of Trust and Note being foreclosed, and any other allowable costs as specified by Colorado Revised Statutes.
- In the event there is no Redemption, the holder of the Certificate of Purchase will be issued a Confirmation Deed no sooner than 9 business days after the sale.
- If you are contacted for redemption figures, interest is calculated at the rate specified on the note, and additional expenses are limited to those allowed by statute. Please be prepared to provide receipts for expenses incurred. Redemption figures must be received within 13 business days after the sale. The statement must specify all sums needed to redeem including the amount of per diem interest and the interest rate. The statement may be amended up until 2 business days before the start of the next applicable redemption period.