

Garfield County Public Trustee

Electronic Foreclosure Documents Policy

Pursuant to § 38-38-112, C.R.S., as amended, any document or record related to a foreclosure may be accepted by the Public Trustee in an electronic format or may be made available to the public by the Public Trustee in an electronic format. Also, the Public Trustee shall establish and uniformly apply policies determining whether and the extent to which the public trustee shall accept documents or records in electronic form.

Foreclosure Documents ACCEPTED in Electronic Form by Garfield County Public Trustee

1. Notice of Election and Demand for Sale
2. Copy of the original Evidence of Debt with certification
3. Copy of the original recorded Deed of Trust with certification
4. All mailing lists (Word and Tiff format only)
5. The combined notice of rights to cure and redeem (Word format only)
6. The Notice of Sale (Word format only)
7. Written statement from the county assessor for purposes of determining whether a property is agricultural or non-agricultural
8. A Notice of Intent to Cure
9. A Cure Statement
10. Withdrawal of Election and Demand
11. Initial Sale Bid
12. Amended Sale Bid
13. Notice of Continuation of Sale
14. The Order Authorizing Sale
15. A Notice of Intent to Redeem
16. A Statement for Redemption
17. Copies of recorded instruments evidencing the junior lien
18. Statements of the amounts due on junior liens
19. Written authorization from the holder of a Certificate of Purchase allowing for a “short” redemption
20. Assignment of Certificate of Purchase
21. Assignment of Certificate of Redemption
22. A request for excess funds

Foreclosure Documents NOT ACCEPTED in Electronic Form by Garfield County Public Trustee

1. Original Promissory Note
2. Original Deed of Trust

Documents submitted in electronic format should be e-mailed to: publictrustee@garfield-county.com.

The Public Trustee of Garfield County shall not require the use of an electronic format.

This policy shall become effective August 3, 2022. This policy may be revised from time to time by the Public Trustee.

Dated this 3rd day of August, 2022.

Carrie Couey, Garfield County Public Trustee

Christine Cheroske, Garfield County Deputy Public Trustee