

**NOTICE OF LIENOR INTENT TO REDEEM
INCLUDING STATEMENT OF REDEMPTION AMOUNT**

Public Trustee Foreclosure Sale No. _____

TO THE PUBLIC TRUSTEE OF _____ COUNTY, STATE OF COLORADO

Date of Public Trustee Sale _____

Recording Date of Notice of Election and Demand _____

Name of Junior Lienor Intending to Redeem _____

Type of Junior Lien _____

County of Recording _____

Recording Date _____

Recording Information (Reception Number) _____

The undersigned (“Junior Lienor”) is a Junior Lienor pursuant to CRS §38-38-100.3(12) and is entitled to redeem from the Public Trustee’s Sale described above pursuant to CRS §38-38-302. Junior Lienor’s lien: (i) is a deed of trust or other lien created or recognized by state or federal statute or by judgment of a court of competent jurisdiction; (ii) is a junior lien as defined in CRS §38-38-100.3(11); and (iii) appears by instrument(s) duly recorded prior to the recording of the notice of election and demand in the county named above. Junior Lienor is one of the persons who would be entitled to cure pursuant to CRS §38-38-104, regardless of whether such Lienor filed a notice of intent to cure.

☐ Junior Lienor is not a qualified holder pursuant to CRS §38-38-100.3(20).The original instrument (or a certified copy) evidencing Junior Lienor’s lien is attached. The original recorded assignment (or a certified copy) is also attached as required by 38-38-302 (1) e) OR

☐ Junior Lienor is a qualified holder pursuant to CRS §38-38-100.3(20).A copy of the instrument evidencing the Junior Lienor’s lien is attached. A copy of the recorded assignment is also attached as required by 38-38-302 (1) (e)

☐ Junior Lienor is entitled to redeem under CRS §38-38-302(I)(c) because the instrument evidencing Junior Lienor’s lien, which was **recorded in the incorrect county** as described below prior to the date and time of the recording of the Notice of Election and Demand, was **rerecorded in the correct county**, as described above, at least fifteen calendar days prior to the actual date of sale. The recording information for the incorrect county is:

Incorrect County of Recording of Junior Lien _____

Recording Date of Junior Lien _____

Recording Information (Reception Number) _____

Executed on: _____ Name of Junior Lienor _____

By: (signature) _____

By: (print name) _____

Title: _____

Junior Lienor Address _____

Junior Lienor Telephone _____

Junior Lienor Email _____

Junior Lienor Fax _____

State of Colorado)
_____) ss.
County of _____)

The foregoing Notice of Lienor Intent to Redeem was acknowledged before me on _____,
by _____, as _____ of _____ the Junior Lienor.

Witness by hand and official seal. _____
Notary Public

My commission expires: _____ Affix Seal

STATEMENT OF REDEMPTION AMOUNT
AS ATTACHED TO THE NOTICE OF LIENOR INTENT TO REDEEM
PURSUANT TO CRS §38-38-302(I)(f)
Public Trustee Foreclosure Sale No. _____

The amount required to redeem the Junior Lien through the nineteenth business day after the sale, is as follows:
(Inapplicable items may be omitted)

Amounts due under the Junior Lien:

Principal	\$ _____
Interest	\$ _____
Late Charges	\$ _____

Other amounts due under the evidence of debt under Junior Lien: (specify)

_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
Category subtotal:		\$ _____

Other fees and costs advanced by the Junior Lienor: (specify)

_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
_____	\$ _____	
Category subtotal:		\$ _____

Total due Junior Lienor: \$ _____

\$ _____ Per Diem Interest @ _____ % per annum.

- ☐ The amount required to redeem the Junior Lien is zero.
- Junior Lienor is entitled to redeem under CRS §38-38-305 because the Junior Lienor is:
- ☐ lessee of the property.
 - ☐ holder of an easement encumbering the property.

Executed on: _____	Name of Junior Lienor _____
	By: (signature) _____
	By: (print name) _____
	Title: _____

Junior Lienor Address	_____

Junior Lienor Telephone	_____
Junior Lienor Email	_____
Junior Lienor Fax	_____

State of Colorado)
)
County of _____)

The foregoing Statement of Redemption Amount was acknowledged before me on _____,
by _____, as _____ of _____ the Junior Lienor.

Witness by hand and official seal.

	Notary Public
My commission expires: _____	Affix Seal