

## MEMORANDUM

TO: PROSPECTIVE BIDDERS

FROM: SHERYL DEL ROSARIO, BOULDER COUNTY PUBLIC TRUSTEE

SUBJECT: GENTLE REMINDERS

- The minimum bid above the lender's bid is \$1.00
- Continuous bidding should reflect a degree of common sense to be cognizant of the time of others who are attending the sale.
- The successful bidder has until 1:00 P.M. of the sale day to present this office certified funds or cash. If the high bidder fails to perform. This office will contact the second highest bidder and, if necessary, subsequent bidders. The second or subsequent bidder will be given a reasonable extended timeline by the Public Trustee to provide cash or certified funds to the office
- All bidders are fully responsible to meet their own due diligence with respect to a financial and legal aspects of a given foreclosure. Our foreclosure files obviously may not include every piece of information a bidder may want to have before deciding to bid. As an example, the deed being foreclosed upon is frequently not the only encumbrance against the property.
- While we provide a preliminary list of properties to be sold on the second business day prior to the scheduled sale date, the final list is often not available until just prior to the scheduled sale date at 10:00 A.M.

Thank you very much for your attention.