

Summit 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.

Therefore, it is the policy of the Summit County Public Trustee to accept the following foreclosure documents in electronic form:

1. A Notice of Election and Demand for Sale
2. A copy of the original Evidence of Debt with certification
3. A copy of the original recorded Deed of Trust with certification
4. All mailing lists
5. The combined notice of rights and of sale
6. A written statement from a city, town, or city and county clerk for purposes of determining whether a property is agricultural or non-agricultural
7. A 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. A Withdrawal of Election and Demand
11. The initial bid and an amended bid
12. The Order Authorizing Sale
13. A Notice of Intent to Redeem
14. A redemption statement
15. Copies of recorded instruments evidencing the junior lien
16. Statements of the amounts due on junior liens
17. A written authorization from the holder of a certificate allowing for a "short" redemption
18. An assignment of a Certificate of Purchase
19. An assignment of a Certificate of Redemption
20. An excess funds claim form

The Public Trustee of Summit County shall not require the use of an electronic format for any purpose.

This policy shall become effective July 1, 2007.

Dated this 25th day of June, 2007.

Bill Wallace
Summit County Public Trustee