

Cheyenne County Public Trustee
PO Box 157, Cheyenne Wells, CO 80810
719-767-5658

FORECLOSURE PROPERTIES BEING SOLD IN CHEYENNE COUNTY ARE LOCATED IN
CHEYENNE COUNTY AND HAVE BEEN ADVERTISED FOR 5 CONSECUTIVE WEEKS IN THE
KIOWA COUNTY INDEPENDENT.

Persons wishing to bid on a property (or their Agent) must be present. You must complete a Bidder information form when you arrive.

BIDDING PROCESS: The opening bid for the sale must be at least \$1.00 over the amount of the lender's written bid. If another person is bidding on the same property, the second bid must be for an incremental amount no less than \$1.00 more AND sufficient to bring the bid to a whole dollar amount (no penny amounts) Thereafter, bidding will proceed in increments of no less than \$200.00. If the bidding process is competitive, the Public Trustee may increase the bid rate at their discretion.

PAYMENT: If you are the successful bidder, you must provide funds in the form of a cashier's check, tellers check or wire transfer immediately when bidding on the property has ceased. We will also accept a local personal check if accompanied by a bank letter guaranteeing funds for no less than the bid amount. If you have insufficient funds, stale dated check, or a third-party check, the bid will be void and the sale will be awarded to the next highest bidder for their last highest bid.

***THE LIEN BEING FORCLOSED MAY NOT BE A FIRST LIEN - YOU ARE EXPECTED TO EXERCISE DUE DILIGENCE BY RESEARCHING ANY LIENS ON THE PROPERTY PRIOR TO BIDDING AT SALE. THE PUBLIC TRUSTEE DOES NOT KNOW THE POSITION OF THE LIEN BEING FORECLOSED.**

Title does not vest into your name until eight business days after the sale or at the end of all redemption periods if any lienor's **intents to redeem is filed. You do NOT have a right to enter the property if it is occupied without first going through the legal process to evict.*