PUBLIC TRUSTEE'S CERTIFICATE OF PURCHASE

Sale # Insert Sale

I the undersigned Public Trustee, certify that pursuant to the power and authority vested in me by law and by the Deed of Trust described as follows:

Insert Grantor(s) Name(s)	Original Grantor(s)
Insert Name Of Original Beneficiary	Original Beneficiary
Insert Name Of Current Owner Of Evidence Of Debt	Current Owner of Evidence of Debt
Insert Date Of Deed Of Trust	Date of Deed of Trust
Insert County Of Recording	County of Recording
Insert Date Of Recording	Recording Date of Deed of Trust
Insert Recording Information	Recording Information (Reception and/or Book and Page
Insert Original Principal Balance	Original Principal Amount of Evidence of Debt

AND, upon notice of election and demand being filed with me and recorded in said County as follows:

Insert Date Of Recording at Insert Reception # Insert Book # Insert Page #
Date Reception # Book # Page #

Pursuant to §38-38-103, I first mailed a Combined Notice of Sale, Right to Cure, and Right to Redeem to the original grantor(s) of said Deed of Trust and to any persons required to be notified by C.R.S. §38-38-103, §38-38-104, §38-38-302, §38-38-303, and §38-38-305. I further published the Combined Notice of Sale, Right to Cure, and Right to Redeem in Insert Name of Publication, a newspaper of general circulation in said Insert Name of County County as prescribed by law.

AND, on Insert Date and time of Sale, at Insert Location of Public Trustee Sale, I exposed to public sale the property situate in the aforesaid County of Insert Name of County, State of Colorado, described as follows:

Insert Legal Description

Also known by street and number as: Insert Physical Address

At said sale **Insert Name of Successful Bidder at Sale**
Whose legal address is **Insert Address of Successful Bidder**, hereinafter "Purchaser",

bid the sum of **$Insert Amount of Successful Bid** for said property. Being the highest and best bid received therefor, the said property was struck off and sold to the said Purchaser. Unless a redemption is made, the said Purchaser or assignee of the Certificate of Purchase shall be entitled to a confirmation deed for said property at the end of all redemption periods allowed by law to all subsequent lienors, and other persons entitled to redeem.

☐ *If Checked*. The bid submitted by the holder of the evidence of debt was a deficiency bid.
The amount of the deficiency is $Insert Amount of Deficiency Bid.

The following documents are attached to and made a part of this Certificate of Purchase:

1. Exhibit "A" – Copy of the executed Order Authorizing Sale
2. Exhibit "B" – Mailing Lists(s) submitted to the public trustee for this foreclosure.

Executed on: _____

_____
Public Trustee in and for the ☐ City and County ☐ County of Name of County of State of Colorado

AFFIX PUBLIC TRUSTEE SEAL HERE

By: _____
Deputy Public Trustee

When Recorded Return to:

Insert Name of County Public Trustee

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