

HELP IS AVAILABLE

COLORADO FORECLOSURE HOTLINE
1-877-601-HOPE (4673)

HUD HOUSING COUNSELORS
1-800-569-4287
www.hud.gov

WELD COUNTY LEGAL SERVICES
970-310-8367

<https://weldcountylegalservices.com/>

ROCKY MOUNTAIN LEGAL CENTER

<https://www.rmlegal.org/>

COLORADO BAR ASSOCIATION
303-860-1115
www.cobar.org

COLORADO HOUSING CONNECTS
1-844-926-6632
www.coloradohousingconnects.org

If you suspect fraud please report it:

COLORADO ATTORNEY GENERAL

1-800-222-4444
www.stopfraudcolorado.gov

**CONSUMER FINANCIAL
PROTECTION BUREAU**
855-411-2372
www.consumerfinance.gov

This important information is brought to you by:
**COLORADO ATTORNEY GENERAL
PHIL WEISER**

1-800-222-4444
720-508-6000
1300 Broadway, 10th Flr
Denver, Colorado 80203

WWW.STOPFRAUDCOLORADO.GOV

**WELD COUNTY PUBLIC TRUSTEE
BRIGITTE C. GRIMM**
1400 N. 17TH AVENUE
Greeley, Colorado 80631
970-400-3242

<https://www.wcpto.com/>

[https://www.weld.gov/Government/
Departments/Treasurer-Public-Trustee](https://www.weld.gov/Government/Departments/Treasurer-Public-Trustee)

This brochure has been created as an
educational tool - it is not intended to serve
as legal advice.

You are encouraged to contact a
HUD-approved housing counselor.

Colorado Attorney General's FORECLOSURE RESOURCE GUIDE

**WARNING: Someone may try to take
advantage of you during foreclosure.**

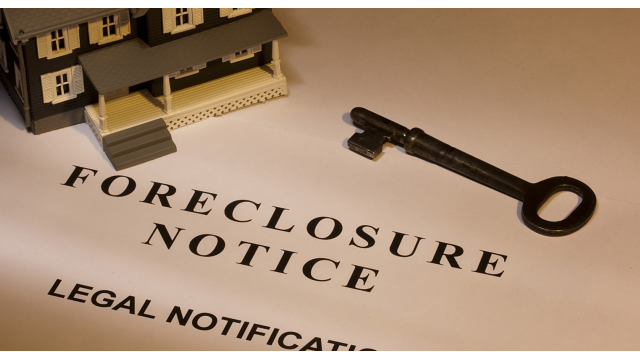


www.StopFraudColorado.gov

FRAUD WARNING

As the foreclosure process is a matter of public record, you may receive offers of "help" from complete strangers in the mail, over the telephone, through email, on the internet, and at your door. Some of these people may attempt to steal the equity you have built up in your home or offer to provide services for a fee that they have no intention of providing. Be on the lookout for some of these **Common Schemes**:

- Offers to "Fix," "Stop," "Delay" or "Postpone" your foreclosure or other promises to "save" your home
- Claims of "foreclosure solutions"
- Promises to "cure" your default or "repair" your credit
- Guarantees to modify your loan, lower your monthly payment, reduce your principal balance, or sell your home
- A "guaranteed buy out" or quick "cash for your home"
- Sale and lease-back schemes, where you are encouraged to sell your home for a fraction of its current value and then rent it back until you can afford to buy it again
- Claims from companies that, for a fee, offer to recover any overbid funds resulting from the foreclosure of your home



AVOID FORECLOSURE SCAMS:

Don't sign any documents until you have had time to review them carefully.

Contact a HUD-approved housing counselor for free advice to help you review and understand the documents.

Remember - Any kind of "deed" (warranty deed or quit claim deed) means you are selling your home. Be especially careful of programs that lease your home back to you with a promise that you can repurchase it at a later date or that you will not be responsible for the mortgage payments.

Contact your lender to explain your financial situation and determine if you are eligible for a repayment plan, loan modification program, or other loss mitigation option. You might be surprised at how reasonable lenders can be if you talk to them and honestly explain your financial problems.

Contact your Public Trustee to inquire about any overbid funds from the foreclosure sale of your home. There is no charge for this and you do not need to contact a third party to recover the funds.

Report fraud or suspicious activity to the Colorado Attorney General's Office at www.StopFraudColorado.gov.

Colorado

Foreclosure Hotline

1-877-601-HOPE

A FORECLOSURE DOES NOT MEAN YOUR HOME IS LOST, BUT YOU MUST ACT QUICKLY.

Contact your Public Trustee to learn more about foreclosure proceedings.

FORECLOSURE BASICS

FORECLOSURE - A foreclosure against your home officially begins when a document called a "Notice of Election and Demand" is recorded. You will receive formal notice of this document from your Public Trustee. **Read it and all other information you receive carefully.** The foreclosure sale of your property may take place between 110 and 125 calendar days after the Notice is recorded.

CURE - The law gives you the right to bring your loan current to stop the foreclosure. To do this you must file a **Notice of Intent to Cure** with your Public Trustee **AT LEAST** 15 days before the scheduled sale date. The Public Trustee must provide you a statement of all sums necessary to cure the default. You then have until noon of the day before the sale date to pay all sums to bring your loan current, including any additional fees and costs due to the foreclosure. Please note that these timelines can shift if your foreclosure date is postponed.

OVERBID FUNDS - Some foreclosures result in bids in excess of the amount owed on your home. You are entitled to these funds. Contact your Public Trustee directly for information.