



**OFFICE OF THE CLERK AND RECORDER | THE CITY AND COUNTY OF DENVER**

CITY CLERK | ELECTIONS | PUBLIC TRUSTEE | RECORDING & MARRIAGES

**Notice of Intent to Redeem**

**Foreclosure Number:** \_\_\_\_\_

**Contact Information**

Name \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Foreclosure Information**

Recording Date of DOT: \_\_\_\_\_ Date of FC Sale: \_\_\_\_\_

Reception # of DOT: \_\_\_\_\_ Last Day to File ITR: \_\_\_\_\_

**Lien Information**

Name of Redemptioner: \_\_\_\_\_ Lien Type: \_\_\_\_\_

Recording Date of Lien: \_\_\_\_\_ Reception Number: \_\_\_\_\_

Address of Redemptioner: \_\_\_\_\_

**To the Denver Public Trustee**

You are hereby notified that the undersigned intends to redeem the property sold by you at the Public Trustee auction described above. The undersigned is entitled to redeem as the owner of a lien or encumbrance in accordance with CRS §38-38-302 (1a-f). You are further notified that the amounts owed on the lien or encumbrance evidenced by the attached instrument(s) are as follows:

Original Lien Amount: \_\_\_\_\_ Amount Owed: \_\_\_\_\_

Per Diem Interest After the Date of Sale: \_\_\_\_\_

**Affidavit of Amount Owed**

I certify that the above amounts are correct to the best of my knowledge.

Date \_\_\_\_\_ By: \_\_\_\_\_

Name of Lienor/Encumbrancer/Attorney: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Subscribed and sworn to me on this \_\_\_\_\_

day of \_\_\_\_\_

[SEAL]

My commission expires: \_\_\_\_\_

\_\_\_\_\_

(Signature of Notary Public)

## **Instructions for Notice of Intent to Redeem**

Redemptions take place only after a property has been sold at a foreclosure auction and is primarily a mechanism for junior lien holders. Please bring the appropriate documentation and payment to our offices, Monday-Friday, 8 a.m. - 5 p.m. We are at 201 W. Colfax Ave., Dept. 101.

### **HOA Redemptions**

Homeowner associations redeeming a property must provide:

- a completed Intent to Redeem form
- certified copy of the Declaration of Covenants (required by state statute and may be returned to the association upon request after it has been recorded in the Public Trustee Office)
- \$50 redemption fee - cash or check (certified check not necessary)
- a signed, notarized statement confirming that the amount claimed as the portion of the lien used to redeem does not include an amount equal to the first six months of dues that would have been due immediately prior to the acceleration of the loan

Turn in all of the above to the Public Trustee by the deadline.

### **All Other Redemptions**

Intent to Redeem forms must be:

- accompanied by the lien being used to redeem the property
- filled out and notarized
- accompanied by a \$100 redemption fee - cash or check (certified check not necessary)

Turn in all of the above to the Public Trustee by the deadline.