

Prowers County Public Trustee

Electronic 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 Prowers County Public Trustee to accept the following documents in electronic form as of July 1, 2007:

Release of Deed of Trust through Simplifile, 800-460-5657 erecord@simplifile.com
Release of Deed of Trust through CSC iRecord, 855-200-1150 erecording.com

Therefore, it is the policy of the Prowers County Public Trustee to accept the following foreclosure documents in electronic form as of January 1, 2008:

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 Prowers County does accept electronic foreclosures by email to either eforeclosures@prowerscounty.net or jwittman@prowerscounty.net. The Prowers County Public Trustee also accepts electronic foreclosures thru GTS, whose address is 325 Silver Circle, Breckenridge, CO 80424, phone no. 303-351-0300, <https://gov-soft.com>.

The said Public Trustee does require the following documents be submitted electronically as a Word Document (not an image)

1. Lengthy legal descriptions and metes and bounds legal descriptions
2. Mailing List

A Word Data Document listing all the foreclosure information is appreciated but not required.

The required foreclosure deposit is \$1000.00

This policy shall become effective July 1, 2024, updated 6/13/2024.

Dated this 13th day of July, 2024

/s/ Judy Wittman
Judy Wittman
Prowers County Public Trustee