

## Colorado Foreclosures Basic Timeline

Pre-Foreclosure **Foreclosure Begins Foreclosure Period** Foreclosure Sale **Confirmation Deed Default** Notice of Residential Certificate of **Finalized Sale** Foreclosure Election & Purchase *If no Junior lien holder files* Borrower defaults Demand At the Public The Public Trustee on loan when 30 an Intent to Redeem, the Trustee's sets a Sale Date for days late. Public Trustee will execute The lender files a Foreclosure Sale 110 - 125 days and record a Confirmation Borrower is Notice of Election the highest bidder after the NED is notified by lender Deed to the holder of the & Demand. filed. Borrower can will receive a of default. This Certificate of Purchase, certificate of file an Intent to 10 – 15 days after the period can last up Purchase. Cure. to 120 days. Foreclosure Sale.