



WEEKLY FORECLOSURE report

With foreclosure trends on the rise, we wanted to provide a weekly resource that is specific to the NED Market.

Below you will find the past week's Notice of Election and Demand (NED) list as well as the past 5 months of trend information. We hope this information will help you stay ahead of properties before they go to foreclosure sale.

THE REPORT



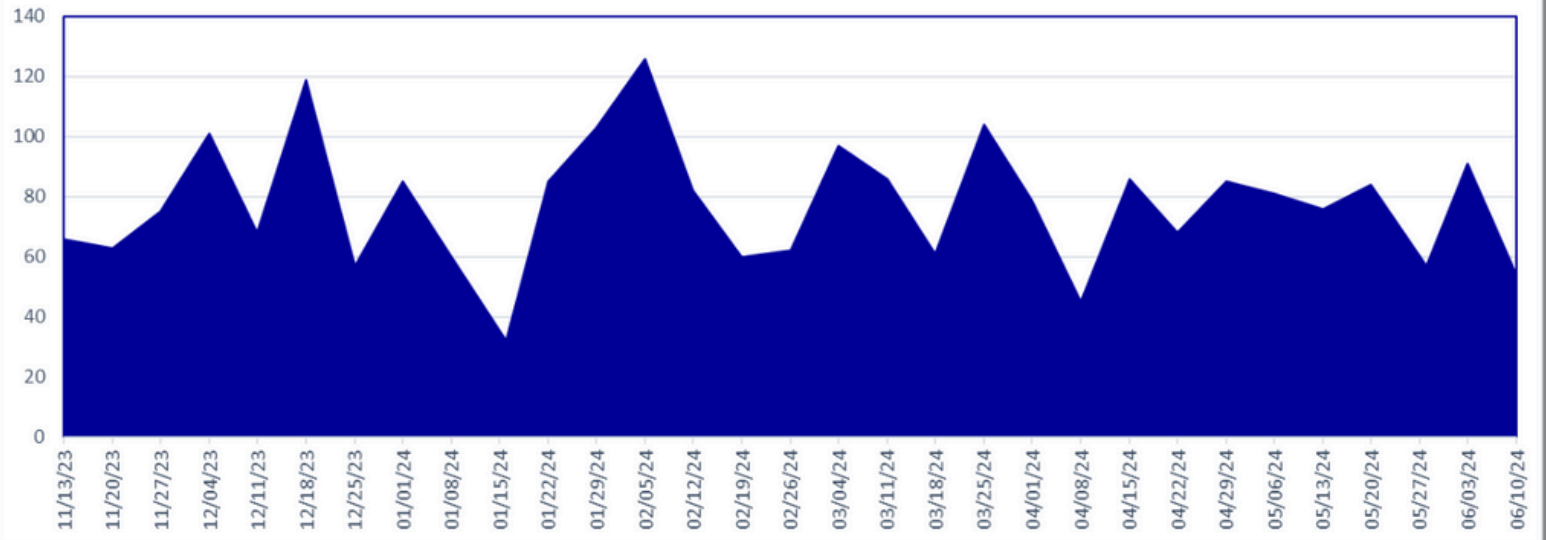
[Excel Format](#)

This is a list of Notice of Election and Demand filings on residential and commercial properties within the last week that are in the initial stages of foreclosure.

WEEK-BY-WEEK TRENDS

Number of NEDs Recorded

Adams, Arapahoe, Boulder, Clear Creek, Douglas, Denver, Elbert, El Paso, Jefferson, Larimer, Pueblo, Weld Counties



Pre-Foreclosure

Default

Borrower defaults on loan when 30 days late. Borrower is notified by lender of default. This period can last up to 120 days.

Foreclosure Begins

Notice of Election & Demand

The lender files a Notice of Election & Demand.

Foreclosure Period

Residential Foreclosure

The Public Trustee sets a Sale Date for 110 – 125 days after the NED is filed. Borrower can file an Intent to Cure.

Foreclosure Sale

Certificate of Purchase

At the Public Trustee's Foreclosure Sale the highest bidder will receive a certificate of Purchase.

Confirmation Deed

Finalized Sale

If no Junior lien holder files an Intent to Redeem, the Public Trustee will execute and record a Confirmation Deed to the holder of the Certificate of Purchase, 10 – 15 days after the Foreclosure Sale.

This document is not intended to be used as legal advice. If you have additional questions, we advise you to contact a Real Estate Attorney. This is to be used for informational purposes only.

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ADDITIONAL RESOURCES

[Colorado Foreclosure Protection Act](#)

[CHFA Foreclosure Prevention Resources](#)

[U.S. Department of Housing & Urban Development](#)

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