



# 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



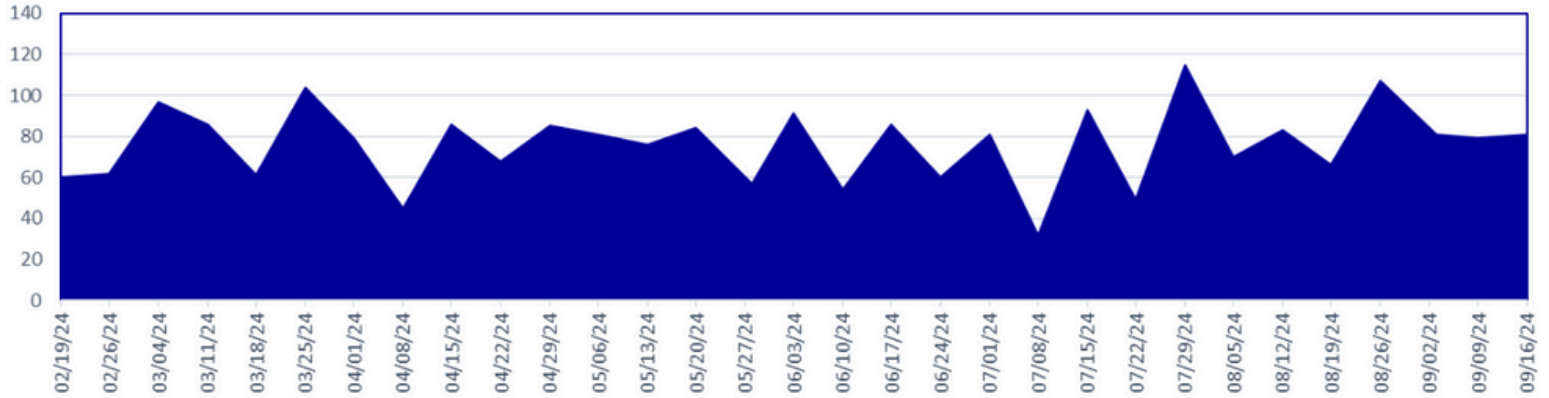
[Excel Format](#)

*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, Teller, 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](#)

[GuardianTitleAgency.com](http://GuardianTitleAgency.com)