



DEBORAH A. MORGAN
Larimer County Public Trustee

PUBLIC TRUSTEE'S CONFIRMATION DEED REQUEST

Foreclosure Number: _____

Please issue a Confirmation Deed in the name of (select one):

____ Holder of COP/COR: **The Certificate will not be assigned.**

____ Assignee of COP/COR (Recorded Assignment must be attached)

If assignee - this is the final assignment and will not be re-assigned.

Name: _____

Address: _____

Email Address: _____

Phone Number: _____

Signed: _____

Date: _____

38-38-501. Title vests upon expiration of redemption periods - confirmation deed

(1) Upon the expiration of all redemption periods allowed to all lienors entitled to redeem under part 3 of this article or, if there are no redemption periods, upon the close of the officer's business day eight business days after the sale, title to the property sold shall vest in the holder of the certificate of purchase or in the holder of the last certificate of redemption in the case of redemption. Subject to the right to cure and the right to redeem provisions of section 38-38-506 and subject to the provisions of section 38-41-212 (2), such title shall be free and clear of all liens and encumbrances junior to the lien foreclosed. **No earlier than ten business days nor later than fifteen business days after both the title vests and the officer has received all statutory fees and costs, the officer shall execute and record a confirmation deed pursuant to section 38-38-502 ... to the holder of the certificate of purchase or, in the case of redemption, to the holder of the last certificate of redemption confirming the transfer of title to the property; except that the officer shall execute and record a confirmation deed prior to the tenth business day after title vests, if the officer has received all statutory fees and costs and notice from the appropriate holder that the certificate will not be assigned.** But under no circumstances shall the officer be required to issue a confirmation deed unless the officer has received an order authorizing the sale that meets the requirements of section 38-38-105 (2) (a). Failure of the officer to execute and record such deed or to record the deed within the time specified shall not affect the validity of the deed or the vesting of title.