

BID
Public Trustee Sale No. F-2018-4

TO: Letitia D. Willcox
Public Trustee of Jackson County, Colorado (hereinafter the "Officer")
Date: March 21, 2019

Town of Walden, whose mailing address is P.O. Box 458, Walden, Colorado 80480, Attn: Jim Dustin, bids the sum of Forty-One Thousand Four Hundred Seventy-Four and 69/100 Dollars (\$41,474.69) in your Sale No. F-2018-4 to be held on the 27th day of March, 2019.

The following is an itemization of all amounts due the holder of the evidence of debt secured by the deed of trust or other lien being foreclosed:

Street address of property being foreclosed, if known: 577 Main Street, Walden, Colorado 80480.

Regular [] default [X] rate of interest as of the date of sale: 4.5% per annum.

(Inapplicable items may be omitted):

Amounts due under the evidence of debt:

Principal	\$ 24,473.57
Interest	\$ 8,982.47
Late Charges	\$ 2,632.96
Allowable prepayment penalties or premiums	\$ _____
Other amounts due under the evidence of debt (specify)	\$ _____

Category subtotal: \$ 36,089.00

Other fees and costs advanced by the holder
of evidence of debt:

Property, general liability, and casualty ins.	\$ _____
Property inspections	\$ _____
Appraisals	\$ _____
Taxes and assessments	\$ _____
Utility charges owed or incurred	\$ _____
Owner association assessment paid	\$ _____
Permitted amounts paid on prior liens	\$ _____
Permitted lease payments	\$ _____
Less impound/escrow account credit	\$ _____
Plus impound/escrow account deficiency	\$ _____

Category subtotal: \$ 0.00

Attorney fees and advances:

Attorney fees	\$ 3,666.00
Title commitments	\$ 633.00
Court docketing	\$ 248.00

Statutory notice	\$		
Postage	\$	18.89	
Electronic transmissions	\$		
Photocopies	\$	22.80	
Telephone	\$		
Other (research)	\$	80.00	
Other (FedEx)		48.28	
Category subtotal:			\$ 4,716.97
Officer fees and costs:			
Officer statutory fee	\$	150.00	
NED recording fee	\$	13.00	
Publication charges	\$	237.12	
Certificate of Purchase recording fee	\$	33.00	
Confirmation Deed fee	\$	35.00	
Confirmation Deed recording fee	\$	13.00	
Other (postage)	\$	187.60	
Category subtotal:			\$ 668.72
Total due holder of evidence of debt			\$ 41,474.69
Initial Bid			\$ 41,474.69
Deficiency			\$ 0.00

I enclose herewith or you will otherwise receive the following:

1. Order Authorizing Sale (to be provided through Dan Berkey).
2. Check (if applicable) to your order in the sum of \$168.72 covering the balance of your fees and costs.
3. Other: N/A

Please send us the following:

1. Promissory Note with deficiency, if any, noted thereon.
2. Refund for overpayment of officer's fees and costs, if any
3. Other: N/A

Name of holder of evidence of debt and attorney for holder:

Holder: Town of Walden

Attorneys: Weiss and Van Scoyk, LLP

By:



Ward L. Van Scoyk

Weiss and Van Scoyk, LLP

Attorney Registration No.: 8507

Attorney address: 600 S. Lincoln Avenue, Suite 202

Steamboat Springs, Colorado 80487

Attorney business telephone: 970/879-6053