

**Elbert County Public Trustee Auction
Rules of Engagement**

BID RIGGING IS A CRIME IN COLORADO!

A Class 5 Felony

3 Years in Prison

\$100,000 Fine

1. Please be certain to read the statements at the top of the sign in sheet before you sign in.
2. Once you sign in, you will not be allowed to leave the auction area until the auction is completed.
3. You may not discuss the property or properties up for auction with other bidders, or over the phone within ear-shot of the other bidders. Problematic discussions include, but are not limited to:
 - a. Physical condition of the property or improvements.
 - b. Liens or encumbrances on the property, or any other financial consideration
 - c. History of the property
 - d. Any discussion that, in the opinion of the Auctioneer or Public Trustee, would be an attempt to shape and manage competing bidders' behavior.
4. You may not have quiet side-bar conversations with other bidders.
5. You must put your phone away once the auction has started.

NO WARNINGS GIVEN!!

**VIOLATIONS WILL RESULT IN IMMEDIATE EJECTION,
AUCTION WILL BE TERMINATED AND RESCHEDULED,
BLACKLISTING FROM ALL FUTURE ELBERT COUNTY GOVERNMENT AUCTIONS,
(Tax Lien Auctions, Public Trustee Auctions, Sheriffs Auctions)
AND
BIDDER(S) WILL BE REPORTED TO THE COLORADO ATTORNEY GENERAL**