

ADAMS COUNTY PUBLIC TRUSTEE OFFICE STATISTICS

2nd QUARTER COMPARISONS 2026

	Apr - June 2025	Apr - June 2026	Number Increase or Decrease	% Change for Time
NED's (new foreclosures)	184	211	27	14.67%
Cures*	24	14	-10	-41.67%
Withdrawals**	158	123	-35	-22.15%
Sold at Auction	33	63	30	90.91%
Lienor Redeemed	1	5	4	0.00%
Deeded	29	55	26	89.66%
Sold with a Deficiency ***	27	55	28	103.70%

Information Available ONLY as Quarterly Reports

*Past due loan payments + costs and fees brought current to get out of foreclosure.

**Foreclosure withdrawn at request of attorney on behalf of lender,

OR withdrawn because the foreclosure was "cured".

***Lender's bid at foreclosure auction was for LESS THAN FULL AMOUNT owed to lender (lender's bid MUST be for what lender considers current market value of property +costs) - borrowers can remain PERSONALLY liable for amount of deficiency.

A release deed of trust is prepared by the lender when a mortgage is paid off. The Public Trustee executes and records the release at the request of the holder.

RELEASE DEEDS OF TRUST

Apr - June 2025	Apr - June 2026	#increase/decrease	% increase/decrease
3,464	3,682	218	6.29%