

ADAMS COUNTY PUBLIC TRUSTEE OFFICE STATISTICS

1st QUARTER COMPARISONS 2026

	Jan - Mar 2025	Jan - Mar 2026	Number Increase or Decrease	% Change for Time
NED's (new foreclosures)	190	211	21	11.05%
Cures*	29	23	-6	-20.69%
Withdrawals**	154	117	-37	-24.03%
Sold at Auction	19	60	41	215.79%
Lienor Redeemed	1	4	3	0.00%
Deeded	23	52	29	126.09%
Sold with a Deficiency ***	9	44	35	388.89%

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- **Foreclosure withdrawn at request of attorney on behalf of lender,
OR withdrawn because the foreclosure was "cured".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			
Jan - Mar 2025	Jan - Mar 2026	#increase/decrease	% increase/decrease
2,553	3,455	902	35.33%