

Adams County Post Sale List

2/11/2026 11:55:46AM

Foreclosure Sale List for Sale Date: February 11, 2026

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure #: A202580924

Property Address: 2469 Devonshire Court, 34, Denver, CO, 80229

Certificate of Purchase to: Guild Mortgage Company LLC

Purchaser Address: 5887 Copley Drive, Floors 1,3,4,5 and 6, San Diego, CA, 92111

Bid Amount: \$203,600.00

Deficiency Amount: \$43,004.82

Overbid Amount: \$0.00

Total Indebtedness: \$246,604.82

Foreclosure #: A202581115

Property Address: 13335 Xanthia St, Thornton, CO, 80602

Certificate of Purchase to: FREEDOM MORTGAGE CORPORATION

Purchaser Address: 11988 EXIT 5 PKWAY, BLDG 4, FISHERS, IN, 46037

Bid Amount: \$466,478.00

Deficiency Amount: \$152,490.28

Overbid Amount: \$0.00

Total Indebtedness: \$618,968.28

Foreclosure #: A202581152

Property Address: 10602 Birch St, Thornton, CO, 80233

Certificate of Purchase to: NEIGHBOR TO NEIGHBOR HOMES, LLC

Purchaser Address: 2015 MANHATTAN BEACH BLVD., SUITE 100, REDONDO BEACH,
CA, 90278

Bid Amount: \$382,501.00

Deficiency Amount: \$104,094.17

Overbid Amount: \$0.00

Total Indebtedness: \$486,595.17

Foreclosure #: A202581242

Property Address: 15800 E 121st Ave Condo L3, Commerce City, CO, 80603

Certificate of Purchase to: COLORADO HOUSING AND FINANCE AUTHORITY

Purchaser Address: 1 CORPORATE DRVE, SUITE 360, LAKE ZURICH, IL, 60047

Bid Amount: \$285,000.00

Deficiency Amount: \$112,390.63

Overbid Amount: \$0.00

Total Indebtedness: \$397,390.63

Foreclosure #: A202581470

Property Address: 6700 Krameria Street, Commerce City, CO, 80022

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Certificate of Purchase to: Indicate Capital REIT. LLC

Purchaser Address: 3615 Delgany Street, Suite 510, Denver, CO, 80216

Bid Amount: \$295,000.00

Deficiency Amount: \$16,607.55

Overbid Amount: \$0.00

Total Indebtedness: \$311,607.55

Foreclosure #: A202581471

Property Address: 7108 Huron Street, Denver, CO, 80221

Certificate of Purchase to: NEIGHBOR TO NEIGHBOR HOMES, LLC

Purchaser Address: 2015 MANHATTAN BEACH BLVD., SUITE 100, REDONDO BEACH,
CA, 90278

Bid Amount: \$275,000.00

Deficiency Amount: \$0.00

Overbid Amount: \$37,757.36

Total Indebtedness: \$237,242.64

Foreclosure #: A202581475

Property Address: 565 W 96th Ave, Thornton, CO, 80260

Certificate of Purchase to: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely
as Trustee of Angel Oak Mortgage Trust 2024-5, Mortgage-Backed
Certificates, Series 2024-5

Purchaser Address: 3217 South Decker Lake Drive, Salt Lake City, UT, 84119

Bid Amount: \$805,508.66

Deficiency Amount: \$1,018.00

Overbid Amount: \$0.00

Total Indebtedness: \$806,526.66

Foreclosure #: A202581481

Property Address: 15991 Village Cir, Commerce City, CO, 80603

Certificate of Purchase to: NewRez LLC

Purchaser Address: 75 Beattie Place Suite 110, Greenville, SC, 29601

Bid Amount: \$473,600.00

Deficiency Amount: \$148,102.88

Overbid Amount: \$0.00

Total Indebtedness: \$621,702.88

Foreclosure #: A202581484

Property Address: 14700 E 104th Ave Unit 1904, Commerce City, CO, 80022

Certificate of Purchase to: COLORADO HOUSING AND FINANCE AUTHORITY

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Purchaser Address: 1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL, 60047

Bid Amount: \$281,000.00

Deficiency Amount: \$85,948.53

Overbid Amount: \$0.00

Total Indebtedness: \$366,948.53

Total Foreclosures: 9