

Adams County Pre Sale Foreclosure List

9/15/2025

12:02:40PM

Sale Date: September 17, 2025

Foreclosure #: A202580956
The Grantor: Sharon L. Needham and Clay C. Needham
Legal Description: LOT 1, BLOCK 2, DEZA ESTATES, SECOND FILING, THIRD AMENDMENT, COUNTY OF ADAMS, STATE OF COLORADO.
Street Address: 9627 Huron St, Thornton, CO 80260
Current Beneficiary Name: Lakeview Loan Servicing, LLC
First Publication: 04/17/2025
Last Publication: 05/15/2025
Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$437,060.00
Deficiency: \$42,725.35
Total Indebtedness: \$479,785.35

Foreclosure #: A202581160
The Grantor: Byron E. Stringfellow and Donna M. Jordan and Sara K. Best
Legal Description: See Attached Exhibit A,
***Assignment executed July 31, 2012, recorded in the records of the Adams County Clerk and Recorder on August 27, 2012, at Reception No. 2012000063329.
Street Address: 7656 North York St. Unit A, Denver, CO 80229
Current Beneficiary Name: Vanderbilt Mortgage and Finance, Inc.
First Publication: 07/24/2025
Last Publication: 08/21/2025
Publication Newspaper: Northglenn-Thornton Sentinel
Lender's Bid Amount: \$156,287.03
Deficiency: \$0.00
Total Indebtedness: \$156,287.03

Foreclosure #: A202581164

The Grantor: Andrew Wozniak

Legal Description: LOT 123, GRANGE CREEK FILING NO. 7 P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

Street Address: 5241 E 111th Ct, Thornton, CO 80233

Current Beneficiary Name: NewRez LLC d/b/a Shellpoint Mortgage Servicing

First Publication: 07/24/2025

Last Publication: 08/21/2025

Publication Newspaper: Northglenn-Thornton Sentinel

Lender's Bid Amount: \$431,176.50

Deficiency: \$135,961.60

Total Indebtedness: \$567,138.10

Total Foreclosures: 3