

Notices of Election and Demand Filed in Adams County

From November 13, 2025 Through November 13, 2025

**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 Number: A202581538

NED Date: 11/13/2025 **Reception #:** 2025000066897
Original Sale Date: 03/18/2026
Deed of Trust Date: 11/30/2020 **Recording Date:** 12/01/2020 **Reception #:** 2020000124636***
Re-Recording Date **Re-Recorded #:**

Legal: CONDOMINIUM NO. 2, GRAY FOX OFFICE-WAREHOUSE CENTER (AN OFFICE-WAREHOUSE CONDOMINIUM), IN ACCORDANCE WITH THE DECLARATION RECORDED JULY 11, 2000 UNDER RECEPTION NO. C0688920 AND THE CONDOMINIUM MAP RECORDED ON JULY 11, 2000 UNDER RECEPTION NO. C0688921 OF THE ADAMS COUNTY RECORDS, COUNTY OF ADAMS, STATE OF COLORADO.

****Modified pursuant to three loan modification agreements:

First Promissory Note and Deed of Trust Modification Agreement, dated as of November 30, 2022, recorded December 20, 2022 in the records of the Adams County Clerk and Recorder, State of Colorado, at Reception No. 2022000098229;

Second Promissory Note and Deed of Trust Modification Agreement, dated as of March 31, 2023, recorded April 11, 2023 in the records of the Adams County Clerk and Recorder, State of Colorado, at Reception No. 2023000019513; and

Third Promissory Note and Deed of Trust Modification Agreement, dated as of May 31, 2025, recorded June 23, 2025 in the records of the Adams County Clerk and Recorder, State of Colorado, at Reception No. 2025000036070.

Address: 9670 Dallas St, Unit 2, Henderson, CO 80640

Original Note Amt: \$300,000.00 **LoanType:** Unknown **Interest Rate:** 24
Current Amount: \$350,000.00 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): MONTEGRA CAPITAL RESOURCES, LTD., a Colorado corporation

Current Owner: MILE HIGH DABS HOLDINGS, LLC, a Colorado limited liability company

Grantee (Lender On Deed of Trust): MONTEGRA CAPITAL RESOURCES, LTD., a Colorado corporation

Grantor (Borrower On Deed of Trust) MILE HIGH DABS HOLDINGS, LLC, a Colorado limited liability company

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: Laff Bennett, PC

Attorney File Number: 81538 **Phone:** (720)484-3933 **Fax:**

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Foreclosure Number: A202581539

NED Date: 11/13/2025	Reception #: 2025000066882
Original Sale Date: 03/18/2026	
Deed of Trust Date: 05/20/2005	Recording Date: 06/07/2005
	Re-Recording Date
	Reception #: 20050607000598790
	Re-Recorded #:

Legal: THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, EXCEPTING ONE-HALF INTEREST IN ALL OIL, GAS AND OTHER MINERALS IN AND UNDER, AND THAT WHICH MAY BE PRODUCED, FROM THE HEREIN DESCRIBED PROPERTY. BEING THE SAME PROPERTY CONVEYED TO HOWARD B. TOEDTLI AND EVA E. TOEDTLI BY DEED FROM HOWARD B. TOEDTLI AND EVA E. TODTLI RECORDED 12/13/1979 IN DEED BOOK 2413 PAGE 436, IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO.

Address: 20921 E 112th Avenue, Commerce City, CO 80022-9673

Original Note Amt: \$275,600.00	LoanType: Unknown	Interest Rate: 6.400
Current Amount: \$16,636.87	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	JPMorgan Chase Bank, National Association
Current Owner:	Mark W Toedtli
Grantee (Lender On Deed of Trust):	JPMorgan Chase Bank, N.A.
Grantor (Borrower On Deed of Trust)	Howard B. Toedtli and Eva E. Toedtli

Publication: Northglenn-Thornton Sentinel	First Publication Date: 01/22/2026
	Last Publication Date: 02/19/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1024237-JH	Phone: (877)369-6122	Fax: (186)689-47369
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Foreclosure Number: A202581540

NED Date: 11/13/2025 **Reception #:** 2025000066885
Original Sale Date: 03/18/2026
Deed of Trust Date: 04/01/2019 **Recording Date:** 04/12/2019 **Reception #:** 2019000027067
Re-Recording Date **Re-Recorded #:**

Legal: LOT 9, BLOCK 4 VALLEY-HI FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN: 0171934105009

Address: 7904 Logan Street, Denver, CO 80229

Original Note Amt: \$493,500.00 **LoanType:** FHA **Interest Rate:** 6.768
Current Amount: \$151,475.84 **As Of:** 01/01/1950 **Interest Type:** Adjustable

Current Lender (Beneficiary):	CARRINGTON MORTGAGE SERVICES LLC
Current Owner:	Eugene A Cole AND Mary D Cole
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN ADVISORS GROUP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Eugene A Cole AND Mary D Cole

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036083 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581541

NED Date: 11/13/2025 **Reception #:** 2025000066886
Original Sale Date: 03/18/2026
Deed of Trust Date: 12/27/2019 **Recording Date:** 01/27/2020 **Reception #:** 2020000008100
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 7, THE VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12148 Kittredge St, Commerce City, CO 80603

Original Note Amt: \$340,300.00 **LoanType:** Conventional **Interest Rate:** 3.999
Current Amount: \$304,774.07 **As Of:** 07/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary):	Onslow Bay Financial LLC
Current Owner:	SCOTT C. HACKE TRUST DATED JULY 22, 2024
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Scott Hacke

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036140 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581542

NED Date: 11/13/2025 **Reception #:** 2025000066892
Original Sale Date: 03/18/2026
Deed of Trust Date: 03/30/2021 **Recording Date:** 04/06/2021 **Reception #:** 2021000042217
Re-Recording Date **Re-Recorded #:**

Legal: LOT 14, MANOR VISTA II, FIRST FILING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0156905309018

Address: 153 N 17th Ct, Brighton, CO 80601

Original Note Amt: \$280,000.00 **LoanType:** Conventional **Interest Rate:** 3.375
Current Amount: \$255,788.48 **As Of:** 07/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE LP
Current Owner: Maria Argentina Romero
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NORTHPOINTE BANK, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Maria Argentina Romero

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035881 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581543

NED Date: 11/13/2025 **Reception #:** 2025000066894
Original Sale Date: 03/18/2026
Deed of Trust Date: 07/10/2020 **Recording Date:** 08/28/2020 **Reception #:** 2020000085050
Re-Recording Date **Re-Recorded #:**

Legal: LOT 4, BLOCK 1, MAPLE PLACE SUBDIVISION FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0171931312015

Address: 7393 Raleigh St, Westminster, CO 80030

Original Note Amt: \$336,520.00 **LoanType:** Conventional **Interest Rate:** 3.875
Current Amount: \$297,713.21 **As Of:** 04/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Yenny Thi Hoang Ho
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Yenny Thi Hoang Ho

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-036171 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581544

NED Date: 11/13/2025	Reception #: 2025000066893
Original Sale Date: 03/18/2026	
Deed of Trust Date: 02/01/2024	Recording Date: 02/08/2024
	Re-Recording Date
	Reception #: 2024000006640
	Re-Recorded #:

Legal: LOT 10, BLOCK 4, BRIGHTON CROSSING FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 4540 CRESTONE PEAK ST, BRIGHTON, CO 80601

Original Note Amt: \$361,250.00	LoanType: Unknown	Interest Rate: 9.250
Current Amount: \$358,536.63	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	Athene Annuity and Life Company
Current Owner:	SALVADOR ESPINOZA BURROLA
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	SALVADOR ESPINOZA BURROLA

Publication: Northglenn-Thornton Sentinel	First Publication Date: 01/22/2026
	Last Publication Date: 02/19/2026

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48244191 **Phone:** (877)353-2146 X1017

Fax:

Foreclosure Number: A202581545

NED Date: 11/13/2025	Reception #: 2025000066895
Original Sale Date: 03/18/2026	
Deed of Trust Date: 02/14/2014	Recording Date: 02/18/2014
	Re-Recording Date
	Reception #: 2014000009538
	Re-Recorded #:

Legal: LOT 38, BLOCK 1, MIDTOWN AT CLEAR CREEK - FILING NO. 1 PLAT CORRECTION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 1812 West 68th Avenue, Denver, CO 80221

Original Note Amt: \$40,500.00	LoanType: Unknown	Interest Rate: 5.240
Current Amount: \$39,812.93	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	The Huntington National Bank
Current Owner:	Felipe A. Ballina and Kally L. Myhaver
Grantee (Lender On Deed of Trust):	TCF National Bank
Grantor (Borrower On Deed of Trust)	Felipe A. Ballina and Kally L. Myhaver

Publication: Northglenn-Thornton Sentinel	First Publication Date: 01/22/2026
	Last Publication Date: 02/19/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1020137-LL **Phone:** (877)369-6122

Fax: (186)689-47369

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Foreclosure Number: A202581546

NED Date: 11/13/2025	Reception #: 2025000066896
Original Sale Date: 03/18/2026	
Deed of Trust Date: 07/25/2022	Recording Date: 08/02/2022
	Re-Recording Date
	Reception #: 2022000066097
	Re-Recorded #:

Legal: LOT 21, BLOCK 5, WOODBRIDGE STATION SUBDIVISION, FILING NO. 4, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 5343 East 128th Circle, Thornton, CO 80241

Original Note Amt: \$476,000.00	LoanType: Unknown	Interest Rate: 5.500
Current Amount: \$442,935.96	As Of:	Interest Type: Fixed

Current Lender (Beneficiary):	PENNymac LOAN SERVICES, LLC
Current Owner:	Tom Rudolph
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for American Financing Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Tom Rudolph

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 01/22/2026
Last Publication Date: 02/19/2026

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1027551-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369