

# 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

**Reception #:** 20050607000598790

**Re-Recording Date**

**Re-Recorded #:**

**Legal:** THE WEST 1/2 OF 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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From November 13, 2025 Through November 13, 2025

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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

**Reception #:** 2024000006640

**Re-Recording Date**

**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

**Reception #:** 2014000009538

**Re-Recording Date**

**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

**Reception #:** 2022000066097

**Re-Recording Date**

**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