

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-0015

To Whom It May Concern: This Notice is given with regard to the following described Deed of Trust:

On January 26, 2026, the undersigned Public Trustee caused the Notice of Election and Demand relating to the Deed of Trust described below to be recorded in the County of Mesa records.

Original Grantor(s)	JERRY R. REECE AND MICHELE H. REECE
Original Beneficiary(ies)	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Current Holder of Evidence of Debt	LOANDEPOT.COM, LLC
Date of Deed of Trust	March 06, 2024
County of Recording	Mesa
Recording Date of Deed of Trust	March 11, 2024
Recording Information (Reception No. and/or Book/Page No.)	3087631**
Original Principal Amount	\$507,000.00
Outstanding Principal Balance	\$499,238.26

Pursuant to CRS §38-38-101(4)(i), you are hereby notified that the covenants of the deed of trust have been violated as follows: Failure to make timely payments as required under the Evidence of Debt and Deed of Trust

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 235 FEET SOUTH OF THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE WEST 1130 FEET MORE OR LESS TO THE NORTH BANK OF THE INDEPENDENT RANCHMAN CANAL; THENCE SOUTHEASTERLY ALONG THE NORTH BANK OF SAID CANAL TO A POINT WHICH LIES SOUTH 87°30' WEST 981.74 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 67°41' EAST 904.8 FEET; THENCE SOUTH 27°43' EAST 309.1 FEET; THENCE NORTH 660 FEET TO THE POINT OF BEGINNING; EXCEPT THE EAST 30 FEET THEREOF FOR ROAD OR HIGHWAY PURPOSES AS CONVEYED TO THE COUNTY OF MESA IN INSTRUMENT RECORDED IN BOOK 1486 AT PAGE 850; AND EXCEPT A PARCEL OF LAND CONVEYED IN DEED RECORDED IN BOOK 1487 AT PAGE 113.

Purported common address: 851 21 RD, FRUITA, CO 81521.

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

If applicable, a description of any changes to the deed of trust described in the notice of election and demand pursuant to affidavit as allowed by statutes: **The Deed of Trust legal description was corrected by an Affidavit of Correction recorded on 12/18/2025 at Reception No. 3145848 in the records of Mesa County, Colorado.

NOTICE OF SALE

The current holder of the Evidence of Debt secured by the Deed of Trust, described herein, has filed Notice of Election and Demand for sale as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that I will at public auction, at 10:00 A.M. on Wednesday, 09/09/2026 via remote, web-based auction service, sell to the highest and best bidder for cash, the said real property and all interest of the said Grantor(s), Grantor(s)' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Evidence of Debt secured by the Deed of Trust, plus attorneys' fees, the expenses of sale and other items allowed by law, and will issue to the purchaser a Certificate of Purchase, all as provided by law. <https://www.mesa.realforeclose.com/>

First Publication	7/15/2026
Last Publication	8/12/2026
Name of Publication	THE DAILY SENTINEL

IF THE SALE DATE IS CONTINUED TO A LATER DATE, THE DEADLINE TO FILE A NOTICE OF INTENT TO CURE BY THOSE PARTIES ENTITLED TO CURE MAY ALSO BE EXTENDED;

DATE: 01/26/2026

Arna Hoffman, Public Trustee in and for the County of Mesa, State of Colorado



Monica Hattstaedt

By: Monica Hattstaedt, Deputy Public Trustee

The name, address, business telephone number and bar registration number of the attorney(s) representing the legal holder of the indebtedness is:

BENJAMIN MANN #53588
HALLIDAY WATKINS & MANN, P.C. 355 UNION BLVD., SUITE 250, LAKEWOOD, CO 80228 (303) 274-0155
Attorney File # CO25786

The Attorney above is acting as a debt collector and is attempting to collect a debt. Any information provided may be used for that purpose.