

COMBINED NOTICE - PUBLICATION
CRS §38-38-103 FORECLOSURE SALE NO. 2026-0066

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

On May 6, 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)	SABRINA HONEYCUTT
Original Beneficiary(ies)	SOOPER CREDIT UNION
Current Holder of Evidence of Debt	SOOPER CREDIT UNION DBA CLIMB CREDIT UNION
Date of Deed of Trust	November 18, 2022
County of Recording	Mesa
Recording Date of Deed of Trust	November 28, 2022
Recording Information (Reception No. and/or Book/Page No.)	3050162
Original Principal Amount	\$121,000.00
Outstanding Principal Balance	\$119,020.22
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: THE FAILURE TO MAKE INSTALLMENT PAYMENTS OF PRINCIPAL, INTEREST, TAXES AND/OR INSURANCE AS PROVIDED FOR IN THE DEED OF TRUST AND CREDIT AGREEMENT.	

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

LOT 11 IN BLOCK 1 OF ORCHARD VALLEY WEST SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO
Purported common address: 220 ELDERBERRY DR, FRUITA, CO 81521.
THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

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, 09/02/2026 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 7/8/2026
Last Publication 8/5/2026
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: 05/06/2026
Arna Hoffman, Public Trustee in and for the County of Mesa, State of Colorado


By: Norma Krepps, 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:
NOAH BOWERS #60671
HOLST & TEHRANI, LLP PO BOX 298, LONGMONT, CO 80502 (303) 772-6666
Attorney File #
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.