

COMBINED NOTICE - MAILING
CRS §38-38-103 FORECLOSURE SALE NO. 2026-0030

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

On February 19, 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)	3X FARMS, LLC A COLORADO LIMITED LIABILITY COMPANY
Original Beneficiary(ies)	CHARLES E. ROBERTS AND DEBRA A. ROBERTS
Current Holder of Evidence of Debt	THE ESTATE OF CHARLES E. ROBERTS AND DEBRA A ROBERTS
Date of Deed of Trust	February 12, 2021
County of Recording	Mesa
Recording Date of Deed of Trust	February 16, 2021
Recording Information (Reception No. and/or Book/Page No.)	2966205
Original Principal Amount	\$3,000,000.00
Outstanding Principal Balance	\$2,163,517.00

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 PAYMENTS AS REQUIRED BY SECTIONS 1 AND 4 OF THE PROMISSORY NOTE DATED FEBRUARY 12, 2021 AND SECTION 2 OF THE DEED OF TRUST.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN.

THE PROPERTY ("PROPERTY") LOCATED IN MESA COUNTY, COLORADO AND BEING FORECLOSED IS ALL OF THE PROPERTY ENCUMBERED BY SAID DEED OF TRUST, AND IS LEGALLY DESCRIBED AS FOLLOWS:

PARCEL 1:
SECTION 8, TOWNSHIP 9 SOUTH, RANGE 103 WEST OF THE UTE MERIDIAN:
SW1/4NE1/4SW1/4:
NW1/4SE1/4SW1/4:
S1/2SE1/4SW1/4:
SE1/4SW1/4SW1/4

SECTION 17, RANGE 9 SOUTH, RANGE 103 WEST OF THE UTE MERIDIAN:
NW1/4
COUNTY OF MESA, STATE OF COLORADO

PARCEL 2:
SECTION 16, TOWNSHIP 9 SOUTH, RANGE 103 WEST OF THE UTE MERIDIAN:
NW1/4SW1/4:
N1/2SW1/4SW1/4
COUNTY OF MESA, STATE OF COLORADO

PARCEL 3:
SECTION 17, TOWNSHIP 9 SOUTH, RANGE 103 WEST OF THE UTE MERIDIAN:
W1/2SE1/4:
S1/2SW1/4NE1/4
COUNTY OF MESA, STATE OF COLORADO

PARCEL 4:
SECTION 17, TOWNSHIP 9 SOUTH, RANGE 103 WEST OF THE UTE MERIDIAN:
NW1/4NE1/4:
N1/2SW1/4NE1/4, EXCEPT THE EAST 798 FEET NORTH OF THE DITCH.
COUNTY OF MESA, STATE OF COLORADO

PARCEL 5:
SECTION 17, TOWNSHIP 9 SOUTH, RANGE 103 WEST OF THE UTE MERIDIAN:
NE1/4NE1/4:
N1/2SE1/4NE1/4:
EAST 798 FEET OF THE W1/2NE1/4 NORTH OF THE DITCH,
EXCEPT BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 17, WHICH IS SOUTH 00°19'00"
WEST 953.04 FEET FROM MESA COUNTY SURVEY MONUMENT NO. 673, AT THE NORTHEAST CORNER OF SAID SECTION 17;
THENCE SOUTH 00°19'00" WEST 478.10 FEET ALONG THE EAST LINE OF SAID SECTION 17;
THENCE ALONG THE FOLLOWING FIVE COURSES, WHICH ARE MONUMENTED BY 2-FOOT LONG NO. 5 REBARS WITH 1 1/4 INCH DIAMETER ALUMINUM CAPS MARKED, "LS 18472":
1. NORTH 67°18'38" WEST 32.44 FEET TO THE WEST RIGHT OF WAY LINE OF ROAD 8;
2. NORTH 67°18'38" WEST 48.72 FEET;
3. NORTH 84°26'26" WEST 153.41 FEET;
4. NORTH 01°32'52" EAST 435.55 FEET;
5. SOUTH 89°05'24" EAST 188.48 FEET TO THE WEST RIGHT OF WAY LINE OF ROAD 8;
THENCE SOUTH 89°05'24" EAST 30.00 FEET TO THE POINT OF BEGINNING.

COUNTY OF MESA, STATE OF COLORADO
THE PROPERTY IS ALSO KNOWN AS: PARCEL NO. 2683-083-00-031 AKA: 713 S ROAD, MACK, CO; PARCEL NO. 2683-163-00-055 AKA: 1814 8 ROAD, MACK, CO; PARCEL NO. 2683-174-00-472 AKA: 769 R ROAD, MACK, CO; PARCEL NO. 2683-171-00-041 AKA: VACANT LAND, MACK, CO; AND PARCEL NO. 2683-171-00-258 AKA: VACANT LAND, MACK, CO.

Purported common address: 713 S ROAD, 1814 8 ROAD, 769 R ROAD, MACK, CO 81525.

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, 10/07/2026 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	8/12/2026
Last Publication	9/9/2026
Name of Publication	THE DAILY SENTINEL

NOTICE OF RIGHTS

YOU MAY HAVE AN INTEREST IN THE REAL PROPERTY BEING FORECLOSED, OR HAVE CERTAIN RIGHTS OR SUFFER CERTAIN LIABILITIES PURSUANT TO COLORADO STATUTES AS A RESULT OF SAID FORECLOSURE. YOU MAY HAVE THE RIGHT TO REDEEM SAID REAL PROPERTY OR YOU MAY HAVE THE RIGHT TO CURE A DEFAULT UNDER THE DEED OF TRUST BEING FORECLOSED. A COPY OF SAID STATUTES, AS SUCH STATUTES ARE PRESENTLY CONSTITUTED, WHICH MAY AFFECT YOUR RIGHTS SHALL BE SENT WITH ALL MAILED COPIES OF THIS NOTICE. HOWEVER, YOUR RIGHTS MAY BE DETERMINED BY PREVIOUS STATUTES.

- A NOTICE OF INTENT TO CURE FILED PURSUANT TO SECTION 38-38-104 SHALL BE FILED WITH THE PUBLIC TRUSTEE AT LEAST FIFTEEN (15) CALENDAR DAYS PRIOR TO THE FIRST SCHEDULED SALE DATE OR ANY DATE TO WHICH THE SALE IS CONTINUED;
- A NOTICE OF INTENT TO REDEEM FILED PURSUANT TO SECTION 38-38-302 SHALL BE FILED WITH THE PUBLIC TRUSTEE NO LATER THAN EIGHT (8) BUSINESS DAYS AFTER THE SALE;
- 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;
- IF THE BORROWER BELIEVES THAT A LENDER OR SERVICER HAS VIOLATED THE REQUIREMENTS FOR A SINGLE POINT OF CONTACT IN SECTION 38-38-103.1 OR THE PROHIBITION ON DUAL TRACKING IN SECTION 38-38-103.2, THE BORROWER MAY FILE A COMPLAINT WITH THE COLORADO ATTORNEY GENERAL, THE FEDERAL CONSUMER FINANCIAL PROTECTION BUREAU (CFPB), OR BOTH. THE FILING OF A COMPLAINT WILL NOT STOP THE FORECLOSURE PROCESS.

Colorado Attorney General
1300 Broadway, 10th Floor
Denver, Colorado 80203
(800) 222-4444
www.coag.gov

Consumer Financial Protection Bureau
PO Box 27170
Washington, DC 20038
(855) 411-2372
www.consumerfinance.gov

DATE: 02/19/2026

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



By: Denise Kampf, 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:

JAMES R. SILVESTRO #43982

IRELAND STAPLETON PRYOR & PASCOE, PC 1660 LINCOLN STREET SUITE 3000, Denver,, CO 80264 (303) 628-3632

Attorney File # ROBERTS

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.