

**COMBINED NOTICE-PUBLICATION
CRS 38-38-103 FORECLOSURE SALE NO 26-0107**

To whom it may concern: this notice is given with regard to the following described Deed of Trust:

On February 9, 2026, an Order Re: Motion for Entry of Default of Judgement and Decree of Foreclosure was entered and on February 11, 2026 recorded at Reception No. 765939, relating to the Deed of Trust described below recorded in Delta County records.

Original Grantor (s): Jeffrey Thornberry Burdick.

Original Beneficiary: Mortgage Electronic Registration Systems, Inc, as beneficiary as nominee for AmCap Mortgage, Ltd. DBA Major Mortgage, its successors and assigns.

Current Beneficiary and Holder of Evidence of Debt: Planet Home Lending LLC.

Deed of Trust: July 7, 2021

County of Recording: Delta County Recording

Date: July 8, 2021

Recording Information: Reception Number 730727 Delta County Clerk and Recorders Office.

Original Principal Amount: \$190,486.00.

Outstanding Principal Balance: \$180,521.91.

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 pay principal and interest when due together with all other payments provided for the evidence of debt secured by the deed of trust and other violations there-of.

THE LIEN FORECLOSED MAY NOT BE A FIRST LIEN. THE PROPERTY DESCRIBED HEREIN IS ALL OF THE property encumbered by the deed of trust. The west 67.5 feet of lots 1,2, 3 and 4, block 17 garnet mesa subdivision, County of Delta State of Colorado which has the address of: 320 E 3rd Street Delta, CO 81416

The current holder of the Evidence of Debt secured by the Deed of Trust described herein, has filed an Order Re: Motion for Entry of Default Judgment and Decree of Foreclosure as provided by law and in said Deed of Trust.

THEREFORE, Notice Is Hereby Given that on the first possible sale date (unless the sale is continued*) at 10:00 am_ on _June 11th, 2026, at 501 Palmer Street Delta, Co 81416, I will sell at public auction to the highest and best bidder for cash, the said real property and all interest of 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 deliver to the purchaser a Certificate of Purchase, all as provided by law.

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: March 19, 2026.

Sheriff Mark Taylor, Public Trustee in and for the County of Delta, State of Colorado

By: Erin O'Connell Deputy Public Trustee.

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

Jennifer C. Rogers Idea Law Group LLC 4530 S. Eastern Ave. Ste 10 Las Vegas, NV 89119. Phone: 877-353-2146

Attorney File #: 48180780

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.

Published Wednesday April 15th, 22nd, 29th, May 6th and 13th.