



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Recording Requested by:

When Recorded Mail to:
Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115

DATE/TIME: 06/08/2026 1015
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2026-047963

TS#: 2026-24318-AZ
Order #: 4079865

SPACE ABOVE THIS LINE FOR RECORDERS USE

NOTICE OF TRUSTEE'S SALE

The following legally described trust property will be sold, pursuant to the power of sale under that certain Deed of Trust dated 1/10/2024, recorded on 1/11/2024, as Instrument No. 2024-002382 at Docket -- Page -- and modified by Loan Modification Agreement recorded on 09/05/2025 as Instrument 2025-071815 in the office of the County Recorder of Pinal County, Arizona. **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR** at public auction to the highest bidder at the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, AZ 85132, on 9/8/2026 at 11:00 AM of said day:

LOT 500, OF HEARTLAND UNIT 2 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 147 AND AFFIDAVIT OF CORRECTION RECORDED IN FEE NO. 2008-044136;

EXCEPT THEREFROM THE MINERALS AND SUBSTANCES, AND THE ASSOCIATED RIGHTS, DESCRIBED AND CONVEYED IN THAT CERTAIN INSTRUMENT RECORDED IN FEE NO. 2020-081525, FEE NO. 2021-028727, AND FEE NO. 2021-093420, WHEREIN SAID MINERALS AND SUBSTANCES WERE CONVEYED TO DRH ENERGY, INC., A COLORADO CORPORATION.

Per A.R.S. Section 33-803 (A)(2), the successor trustee appointed here qualifies as a Trustee of the trust deed in the Trustee's capacity as a member of the State Bar of Arizona.

NOTICE TO BIDDERS: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5.

ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUPPLIED BY THE BENEFICIARY, THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C):

TS#: 2026-24318-AZ

NOTICE OF TRUSTEE'S SALE

Street address or identifiable location: **493 NORTH 17TH STREET
COOLIDGE, AZ 85128**

A.P.N.: **209-38-50002**

Original Principal Balance: **\$314,204.00**

Name and address of original trustor:
(as shown on the Deed of Trust)

**JAMES BENJAMIN ATWOOD AND ASHLEY LEANN PERRY, HUSBAND AND WIFE AS
COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
7805 railroad ave
Riverside, CA 92504**

Name and address of beneficiary:
(as of recording of Notice of Sale)

**Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939**

NAME, ADDRESS & TELEPHONE NUMBER OF TRUSTEE:
(as of recording of Notice of Sale)

Kim Quam, a member of the State Bar of Arizona
Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Sale Lines: (888) 902-3989
Website: www.nestortrustee.com

Dated: 6/5/2026

Kim Quam

Kim Quam, a member of the State Bar of Arizona

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me by means of communication technology on 6/5/2026, by Kim Quam, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument.

Barbara Johnson

Barbara Johnson, Notary Public
Commission Expires: July 17, 2027

